

SHW

MAKING
PROPERTY
WORK
SHW.CO.UK



NEW LEASE

RETAIL SHOP – 580 SQ FT (53.90 SQM)

85 High Street, Polegate, East Sussex BN26 6AE

NEW LEASE: £13,000 PAX

DESCRIPTION

- End of terrace retail parade unit
- Glazed shop front
- Open plan retail shop with suspended ceiling
- Kitchen area and single WC
- Rear outbuilding used as stockroom
- Rear pedestrian access

LOCATION

The property is located on the western side of Polegate High Street, a short distance away from the mainline train station and the local road network of the A27 and A22. Nearby occupiers include Your Move estate agents, Barracloughs Opticians, Co-op Funeralcare and Wildfire Vape.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Main Retail Shop	424	39.40
Rear Kitchen/WC	126	11.74
Stock Room	30	2.76
TOTAL	580	53.90

TERMS

New 5 year lease at initial rent of £13,000 per annum exclusive.

VAT

Not applicable to the terms.

SERVICE CHARGE

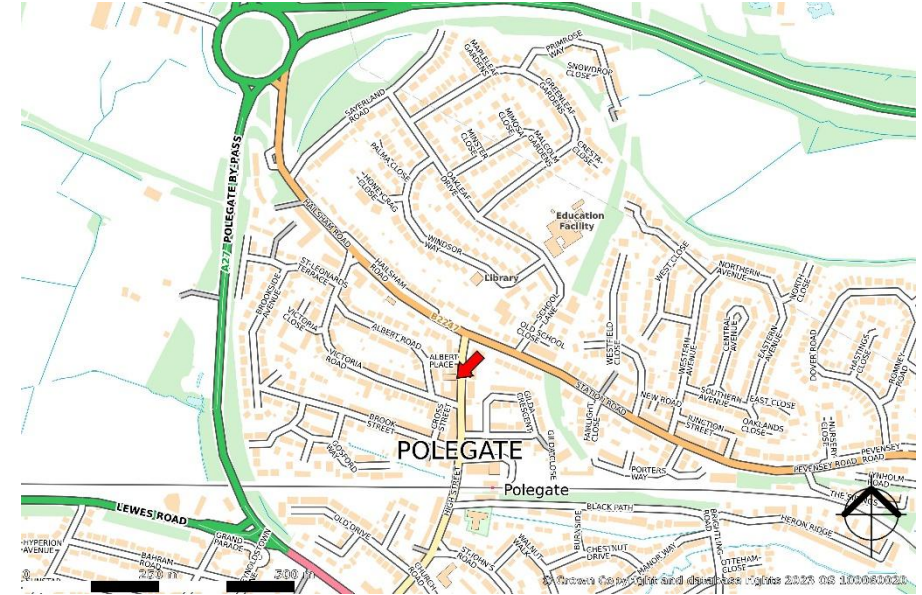
£561.38 every 6 months, which includes building insurance.

BUSINESS RATES

Rateable Value: £11,000 (2026). Eligible for small business rates relief.

EPC

C rated.



CONTACT

Max Perkins t: 01323 437901 m: 07947 373545 e: mperkins@shw.co.uk

July 2026



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316