



8 High Street, Hailsham, BN27 1BJ

Retail Unit on Hailsham High Street with Large Frontage - To Let

- Rent - £17,000 pax
- Large Window Display
- Currently fitted as Hair Salon
- Prominent Location
- Immediately Available
- Suitable for a variety of uses

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Summary

Available Size	858 sq ft
Rent	£17,000 per annum Exclusive of service/ estate charge, rates, bills, VAT and all other outgoings
Rates Payable	£8,208 per annum
Rateable Value	£19,000
VAT	Not applicable
Legal Fees	Each party is to be responsible for their own legal costs
EPC Rating	B (42)

Description

The premises comprise a Ground Floor retail Unit fronting the High St in this busy Market Town. Previously used as a Hair Salon the property is still fitted out with sink basins to the rear but would suit a variety of uses.

Location

The premises are situated in the High Street adjoining the Post Office and are only a short walk from the Quintins and Vicarage Field Shopping Centres, almost opposite the attractive St Mary's Walk shopping mall. Other occupiers in the immediate vicinity include Millies, Truffles, Iceland and The Post Office as well as 2 Estate Agents and other Local Restaurants and traders

Accommodation

The accommodation comprises the following areas:

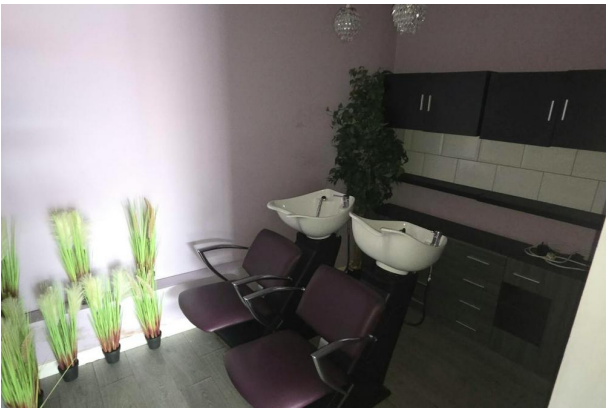
Name	sq ft	sq m
Ground - Total Retail Area	736	68.38
Ground - Office	61	5.67
Ground - Kitchen	61	5.67
Total	858	79.72

Terms

Available to let by way of a full repairing and insuring lease for a minimum 3-year term. Subject to status, a rental deposit will be

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.



Viewing & Further Information

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