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Prominent Main Road Position
Spacious Premises On 3 Floors With Rear Parking
Ideal Retail, Offices, Restaurant - Overall 2,949 sq ft To Let
190 HIGH STREET, UCKFIELD TN22 1RG



LOCATION

Situated in a very prominent position at the junction of Church Street and Hempstead Road with the High Street being next to **The Grill** takeaway and opposite **Vince Taylor Tofts** estate agents as well as the traffic lights with pedestrian crossing. There is a variety of businesses in the immediate vicinity including retail, offices and restaurants/takeaways.

ACCOMMODATION

The premises are arranged on basement, ground and 1st floors together with rear garages and car parking area accessed from Hempstead Road. In more detail the premises are arranged as follows:

Ground Floor	Internal width	48'3"	(14.7m)
	Depth to stairwell	24'3"	(7.4m)
		1,170 sq ft	(108.7 sq m)

Within this area is a small meeting room/directors office
9'3" x 8'9". with full height glazed partition to main area.

Area behind plinth adjacent to stairwell.

19'3" x 9'9" (5.9m x 3.0m) **188 sq ft (17.5 sq m)**

Rear office 1

12'9" x 14'9" (3.9m x 4.5m) **188 sq ft (17.5 sq m)**
Carpeted, suspended ceiling + door to rear courtyard.



From main retail area, passageway leading to:

Rear office 2/store
6'9" x 14'3" (2.1m x 4.3m) **96 sq ft (8.9 sq m)**

continued

The Granary
Cornfords Yard
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Uckfield
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From main retail area access to:

Rear lobby with access to goods lift & leading to:

Rear hallway Leading to:

Former safe/store Slightly L-shaped, maximum dimensions 20' x 15'6" (6.1m x 4.7m) **277 sq ft (25.7 sq m)**

Overall Ground Floor Area 1,823 sq ft (169.4 sq m)

1st Floor

Large landing

13'6" x 9'3" (4.1m x 2.8m)

125 sq ft (11.6 sq m)

Access to goods lift & fire escape.

Doors to:

Front office 1

27'6" x 13'6" (8.4m x 4.1m) + alcove

5'3" x 9' (1.6m x 2.7m)

418 sq ft (38.8 sq m)



Rear office

11'9" x 7'3" (3.6m x 2.2m) + 4' x

1'9" (1.2m x 0.5m)

92 sq ft (8.5 sq m)



Wide L-shaped corridor with cupboards & shelving, leading to:

Kitchenette

6'3" x 6'9" (1.9m x 2.1m)

42 sq ft (3.9 sq m)

Ladies cloakroom with 3 basins + 3 low level w.c.s.

Gents cloakroom with 3 basins, 2 urinals + 2 low level w.c.s.

Front office 2/ **19'6" x 13'9" (5.9m x 4.2m) 273 sq ft (25.4 sq m)**

staff room Sink & kitchen facility.

**Overall 1st Floor Area excluding hallways/landings
825 sq ft (76.6 sq m)**

continued



Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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Basement

L-shaped safe 11'6" x 14'9" (3.5m x 4.5m) + 7'3" x 13' (2.2m x 4.0m) **259 sq ft (25.1 sq m)**
Access to goods lift

Small room 3'9" x 9'6" (1.1m x 2.9m) **41 sq ft (3.8 sq m)**

Total Overall Basement Area 301 sq ft (28.0 sq m)

Outside

At the rear of the property are 2 courtyards, one of which is accessed from the ground floor rear office with steps up leading to 2 garages.



Garage 1
Internal width 13'6"
(4.1m)
Depth 15'9" (4.8m)

Garage 2
Internal width 14'9"
(4.5m)
Depth 15'9" (4.8m)

These garages open out into a secure tarmac area with parking for a further 6/7 cars. There are gates that lead into Hempstead Road. There is also access to the self-contained flat over the property from Hempstead Road



The second courtyard has 2 doorways, one leading to the driveway to Hempstead Road and the other into the rear car park.

Summary of Accommodation

Overall Ground Floor Area 1,823 sq ft (169.4 sq m)

Overall 1st Floor Area 825 sq ft (76.6 sq m)

Total Overall Basement Area 301 sq ft (28.0 sq m)

Total Overall Area 2,949 sq ft (274.0 sq m)

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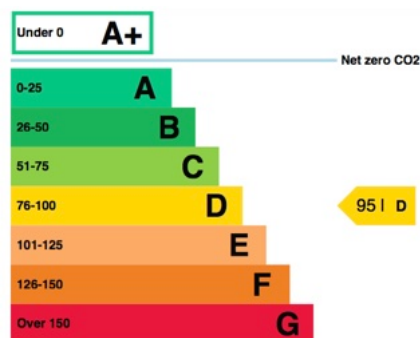
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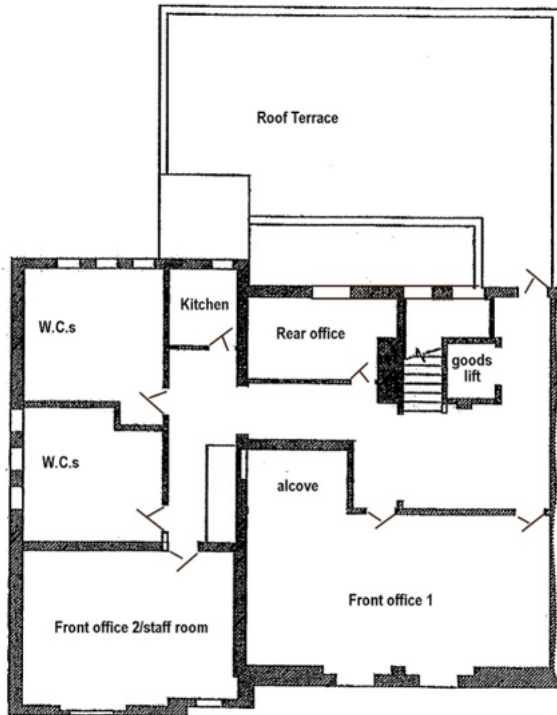
Refurbishment Works	The Landlords are prepared to discuss with a tenant what works are required to the building and is prepared to consider replacing the suspended ceiling in the ground floor, redecoration, new carpets + checking of plumbing, wiring and air conditioning units. Alternatively an extended rent free would be considered.
TERMS	New 10 year lease with a review after 5 years on an internal repairing and insuring basis.
SERVICE CHARGE	There will be a service charge levied for external maintenance to be shared with the occupier of the 2nd floor flat. This will be based on a 7-:30 split.
RENT	£20,000 per annum exclusive of rates.
RATES	Local Authority: Wealden Rateable value : £32,500 SBR (23/24): 49.9p
VAT	Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
VIEWING	Strictly by prior appointment with sole agents, Lawson Commercial .

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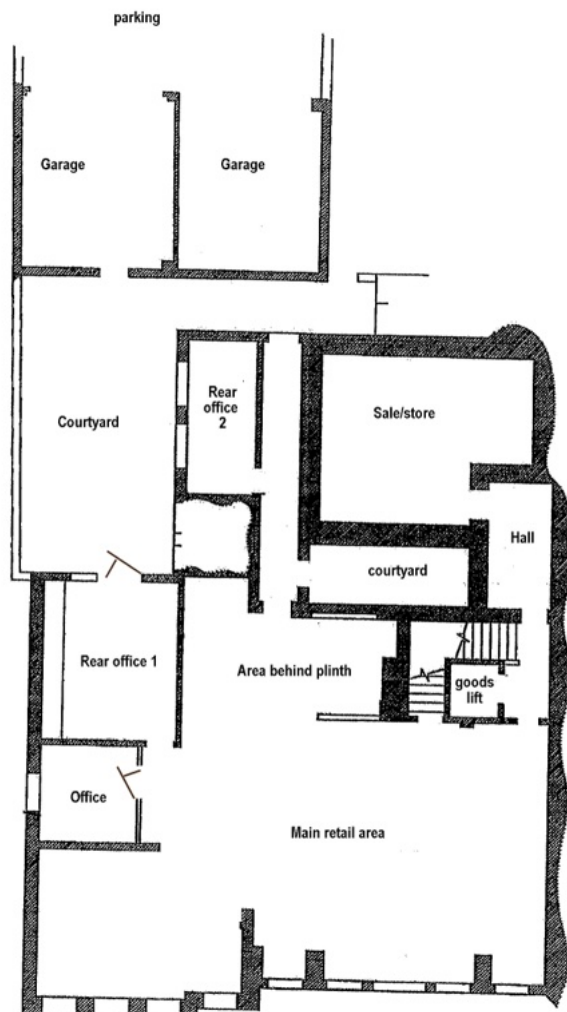


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1st Floor Sketch Plan



Ground Floor Sketch Plan

6.

190 High Street, Uckfield

