



Telephone
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Website
www.lawsoncommercial.co.uk

Shop For Sale Or To Let
Prominent High Street Position
First Class Trading Position Adjoining Millets
134 HIGH STREET, UCKFIELD TN22 1QR



LOCATION

Situated in the heart of this busy, thriving town lying between **Millets** and **Cole's Menswear**. Opposite is the **Nationwide Building Society** and one of the main entrances to the free central shoppers car park.

ACCOMMODATION

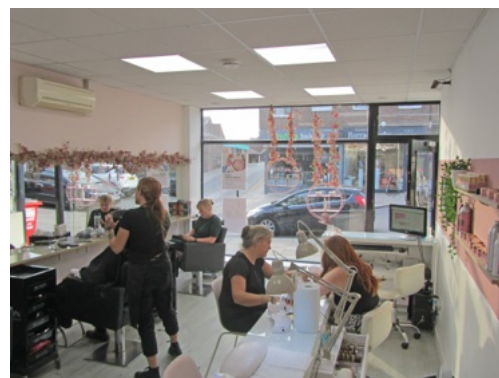
The premises comprise a ground floor shop with a 1st floor suitable for an office, storage etc. arranged as follows:

Shop

Internal width 12'3" (3.7m)
Depth 20'3" (6.2m)
Sales area 248 sq ft (23.0 sq m)

Tiled floor, suspended ceiling with inset lighting + air conditioning unit, prominent display window & understairs cupboard. Stairs to:

1st Floor



L-shaped, 12'6" x 14' (3.8m x 4.3m) +
6'6" x 6' (2.0m x 1.8m)
214 sq ft (19.9 sq m)

Currently arranged as a small treatment room, kitchen with sink, wall & base units + space for fridge, staff/office area with air conditioning unit and cloakroom with low level w.c.

continued

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. 134 High Street, Uckfield

N.b. This is an extremely energy efficient building as the owners have installed solar panels to the roof.

TERMS

Leasehold New 5 year lease on a normal full repairing & insuring basis at a rent of £13,500 per annum exclusive of rates.

Freehold Offers in the region of £205,000 with full vacant possession.

RATES Local Authority: Wealden SBR (23/24): 48.0p
Rateable value: £8,500

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT Under the Finance Act 1989 VAT may be chargeable on the rental/price. It is recommended that a prospective purchaser 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.

EPC Energy performance certificate Band C(61).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

231110



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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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134 High Street, Uckfield

