

TO LET

RETAIL – 483 SQ FT (44.87 SQ M) 21 Vicarage Field, Hailsham, East Sussex, BN27 1BE

#### DESCRIPTION

The property is situated in a mid terrace position adjacent to Timpsons and Boots comprising an open plan sales area with kitchenette and single toilet to the rear. The property is suitable for a variety of uses (stnc).

#### LOCATION

The property is located in the Vicarage Field Shopping center in the heart of Hailsham town. The commercial area receives a high amount of footfall, with a variety of indipendant and national occupiers trading on the estate. Nearby occupiers include Costa, Boots, Waitrose, WHSmith and the NHS Health centre.

## ACCOMMODATION (GROSS INTERNAL AREA)

SIZE	SQ FT	SQ M
Width	19.19	5.85
Depth	20.64	6.29
TOTAL	483	44.9

#### **AMENITIES / OPPORTUNITY**

- Nearby occupiers including Costa, Boots, Waitrose, WHSmith and the NHS Health centre.
- Located in the Vicarage Field Shopping center in the heart of Hailsham town.
- Lock up shop that could be suitable for a variety of uses (stnc).
- Kitchenette and single toilet to the rear

## RENT

To be agreed at a commencing rental of  $\pounds12,500$  per annum exclusive, subeject to rent reviews at the approriet intervals.

## RATES

The current Rateable Value is £10,500 (2017). Effective April 2023 the rateable value is £11,250.

## EPC

An EPC is being prepared and will be available shortly.











# MAKING PROPERTY WORK

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