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**Mixed Use Corner Plot For Sale**  
**Shop, Office & Factory/Warehouse + House & Flat**  
*Scope For Development Subject To Planning*  
**BELLBANKS CORNER**  
**1-3 BELLBANKS ROAD + 2 & 4A MILL ROAD**  
**HAILSHAM BN27 2AH/2AR**



**LOCATION**

Bellbanks Road is 0.3 miles from Hailsham town centre and links Market Street/Mill Road with Station Road. The A22 is 1.3 miles distant via Station Road to the Eagle roundabout. The property is situated on the corner of Millbanks Road and Mill Road with a frontage to both.

**ACCOMMODATION**

The premises comprise a ground floor shop with offices at the rear, one of which could be self-contained, plus a warehouse/factory area including a potential showroom. In addition there is a 3-bedroomed terraced house together with a 1-bedroomed flat.

**Shop**

Depth 22'9" (6.9m)  
Width 12' (3.7m)  
narrowing at 11'6" (3.5m) to  
11' (3.4m)

**Sales area 355 sq ft (33.0 sq m)**

Carpet tiles, strip lighting, uPVC double glazed double doors to both Mill Road and Bellbanks Road.



At the rear of the shop is a door leading to:

**Lobby** 4'3" x 4'9" (1.3m x 1.4m) **20 sq ft (1.9 sq m)**  
with cupboards. Door to:

**Rear room** Slightly L-shaped, 7'6" x 9'3" (2.3m x 2.8m) + 4'9" x 3'3"  
(1.4m x 1.0m) **85 sq ft (7.9 sq m)**  
Vinyl flooring, wall-mounted hand basin with water heater over.  
Sliding to:

continued

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## 2. Bellbanks Corner, Hailsham

**Further lobby** 5'6" x 6'3" (1.7m x 1.9m) **34 sq ft (3.2 sq m)**

Access to:

**Cloakroom** with low level w.c. + wall-mounted hand basin.

**Kitchenette** 6'6" x 7' (2.0m x 2.1m) **46 sq ft (4.3m)**

Stainless steel sink unit + tiled floor. Door to:

**Rear office** 9'6" x 10'6" (2.9m x 3.2m) **100 sq ft (9.3 sq m)**

Carpeted.

**Overall Shop Section Area 586 sq ft (54.4 sq m)**

From Bellbanks Road, access to:

### Side office

14'6" x 11'3" (4.4m x 3.4m)

**163 sq ft (15.1 sq m)**

Door to yard, desk & counter unit, radiator, timber effect laminate flooring + strip & spot lights. Door to:



**Yard** Maximum dimensions 26' x 43' (7.9m x 13.1m)

**945 sq ft (87.8 sq m)**



### Warehouse

Max. dimensions 29'9" x 49'6" (9.1m x 15.1m) + lean-to extension

**Overall 1,570 sq ft (145.9 sq m)**

Max. height 16'6" (5.0m)

Timber floor + strip lighting.

Archway to:



### Showroom/store

Sloping ceiling,

max 9'3" - min 7'3" (2.8m - 2.2m)

Split into 3 sections.

#### Section 1

9'6" x 28'3" (2.9m x 8.6m)

**286 sq ft (26.6 sq m)**

including cloakroom with low level w.c. + stainless steel sink unit with water heater over.

**Section 2** 15'9" x 28' 9" (4.8m x 8.8m)

**435 sq ft (40.4 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.

### 3. Bellbanks Corner, Hailsham



**Section 3** 16'9" x 29' (5.1m x 8.8m) **486 sq ft (45.1 sq m)**  
Cupboards + partitioned office, 7' x 6'9" (2.1m x 2.1m)

#### 3-Bed House - 2 Mill Road

Spacious rooms with triple glazing throughout + gas-fired central heating.

Front door, uPVC, from Mill Road to:

#### Lounge

Slightly L-shaped, max. dimensions, 22' x 14'6" (6.7m x 4.4m)  
**292 sq ft (27.1 sq m)**  
Carpeted + wall lights.



Large corner cupboard 4'6" x 4'3" (1.4m x 1.3m) - 19 sq ft (1.8 sq m). Door to:

#### Kitchen/diner

11' x 14'9" (3.3m x 4.5m) **162 sq ft (15.0 sq m)**  
Tiled floor, stainless sink unit, gas hob, oven, various worktops & cupboard, inset spotlights + uPVC clad ceiling.  
Door to courtyard garden at rear.

From lounge, stairs to:

#### Half landing

Door to large bathroom with timber effect vinyl flooring having shower, bath, pedestal hand basin + low level w.c.

Further stairs to:

**Landing** with access to:

**Bedroom 1** L-shaped, max. dimensions 10'9" x 15' (3.3m x 4.6m) **142 sq ft (13.2 sq m)**  
with 2 large windows + carpet.

**Bedroom 2** 9' x 10'9" (2.7m x 3.3m). **97 sq ft (9.0 sq m)**  
with carpet & triple glazed window.

Stairs up to:

**Bedroom 3** L-shaped, Max. dimensions 12' x 13'3" **138 sq ft (12.8 sq m)**  
Fitted units, dormer window + carpet.



#### 1-Bed Flat - 4A Mill Road

Currently tenanted under terms to be confirmed and not inspected but we are advised comprises bedroom, bathroom, kitchen & lounge + attic.

**Approx. Total Plot Size 6,600 sq ft (613 sq m)**

continued

#### 4. Bellbanks Corner, Hailsham



- PRICE** Offers in the region £665,000 for the freehold interest.
- RATES** Local Authority: Wealden  
**Business** Rateable value :TBC SBR (23/24): 49.9p  
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](http://www.gov.uk/apply-for-business-rate-relief).
- Residential** 2 Mill Road: Council Tax Band C.  
4A Mill Road: Council Tax Band A.
- VAT** Under the Finance Act 1989 VAT may be chargeable on the 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** The Vendor has been advised that energy performance certificates are required.
- VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

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