

To Let – Retail Premises

784 sq ft (72.81 sq m)

56 High Street, Heathfield TN21 8JQ

• Prominent location

Location

Heathfield is a small, affluent market town in East Sussex, with connections via the A267 and the A265 which give access to Royal Tunbridge Wells, Eastbourne and Hawkhurst.

Heathfield is approximately 49 miles from Central London and 23 miles from Brighton. The closest railway station is located 6 miles west of the subject property in Buxted. This allows for connections directly to London Bridge, with a journey time of 1h 15m.

The property is situated in Heathfield's main retail pitch in the centre of the High Street.

The subject property is situated in a prominent location with nearby occupiers including Barclays Bank, Tesco Express, Royal Mail, and Betfred. There are also several local traders in Heathfield.

Description

The ground floor retail space benefits from glazed frontage onto the High Street. The property currently provides retail accommodation with ancillary accommodation located to the rear of the property. There is an external yard to the rear of the property.

Accommodation

The unit extends to the following approximate floor areas (from VOA):

Ground Floor	784 sq ft (72.81 sq m)
Ground Floor (ITZA)	474 sq ft (44.03 sq m)
TOTAL	784 sq ft (72.81 sq m)



Rates

Rateable Value	£10,250
UBR	50.4p

Qualifies for Small Business Rate relief, as Rateable Value is under £12,000.

Interested parties should verify these figures with the Local Authority.

Planning

A1 or A2

Rent / Lease Terms

The property is available by way of an assignment with the lease expiring on 24th March 2021, or via new sublease on terms to be agreed.

Rent

£17,500 pax

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

EPC Rating – C (54)

Viewing and further Information

By appointment through Sole Agents GL Hearn.

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Experian Goad Plan Created: 08/07/2019
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Important Notice

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