

# Lease Assignment



12 High Street, Hailsham, BN27 1BJ

BAR PREMISES AVAILABLE WITH KITCHEN ON HAILSHAM HIGH STREET – TO LET

- AVAILABLE SEPARATELY OR AS 1 LARGE SPACE
- LARGE WINDOW DISPLAY
- 2 SEPERATE UNITS
- EXCELLENT PASSING TRADE / VISIBILITY

## Summary

Available Size	1,552 to 3,402 sq ft
Premium	Nil
Rates Payable	£11,868 per annum
Rateable Value	£27,600
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

## Description

The premises comprises 2 units:

Unit 12 – arranged over ground and first floors. The ground floor comprises a bar space with seating and a keg room with further seating and W/C at first floor level.

Unit 8a / 10a – arrange over first floor, the space comprises a large bar premises with a kitchen, ample storage and W/C.

## Location

Located on the eastern side of Hailsham High Street, the property sits north of the junction with Vicarage Road, George Street, and Market Street. Vicarage Field is located a short walk north, with Hailsham Parish Church situated directly behind. The site benefits from a prominent and highly visible position on the High Street. Nearby occupiers include Iceland, Holland & Barrett, Rustico, and Truffles Bakery, in addition to a wide range of other local and national occupiers.

## Accommodation

The accommodation comprises the following areas:

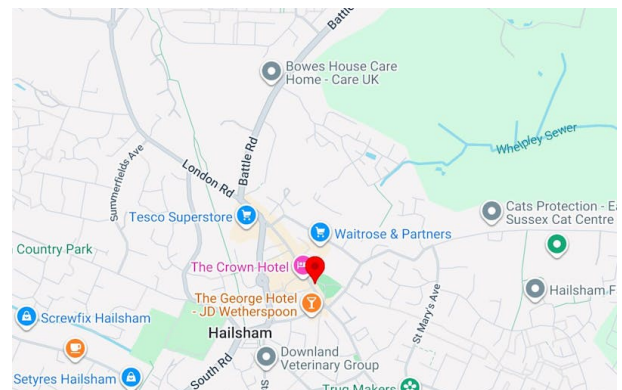
Name	sq ft	sq m	Rent
Ground - & First Floor - Unit 12	1,552	144.19	£23,500 /annum
1st - Unit 8a-10a	1,850	171.87	£17,500 /annum
<b>Total</b>	<b>3,402</b>	<b>316.06</b>	

## Terms

The units are available either individually or together. The properties are offered by way of assignment of the existing leases; alternatively, the landlord may consider a simultaneous surrender and re-grant of one or both leases at a reduced rent, subject to the terms of the offer.

## AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



## Viewing & Further Information

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