



Former Village Shop, Gardner Street, Herstmonceux, Hailsham, BN27 4LE

COMMERCIAL PREMISSES AVAILABLE TO LET - SUITABLE FOR A
VARIETY OF USES

- Rent - £12,500 pax
- Suitable for a variety of uses including retail, office & leisure
- Prominent location

Former Village Shop, Gardner Street, Herstmonceux, Hailsham, BN27 4LE

Summary

Available Size	765 sq ft
Rent	£12,500 per annum exclusive of rates, bills, VAT and all other outgoings.
Business Rates	TBA - Once assessed, the ratable value will likely be under the 100% SBRR threshold.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

Commercial space over ground floor, comprising a window display area & retail area with storage to the rear. The premises is suitable for a variety of uses including retail, office, leisure amongst others, falling under Class 'E' of the Town and Country Planning (Use Classes) Order 1987.

Location

The property is situated on the southern side of Gardner Street (A271), just east of the roundabout, linking the road to Hailsham Road and West End, in Herstmonceux. Herstmonceux village hall is situated to the west of the subject property with Herstmonceux castle to the southeast. Nearby occupiers include Budgens, Herkymoo Barbers, The Brewer's Arms in addition to an array of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Window display area	30	2.79
Ground - Retail area	644	59.83
Ground - Rear store	90	8.36
Total	764	70.98

Terms

Available to let by way of a new full repairing and insuring lease at a rent of £12,500 pax, for a minimum term of 3 years. Subject to status, a rental deposit will be required.

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

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk