

LOCATION

Hailsham is a historic market town in the Wealden district of East Sussex, located approximately 16 miles west of Hastings and 23 miles north of Eastbourne. The town has a population of 23,114 (2021 Census). Hailsham benefits from a mainline railway station and enjoys good road connectivity, with the A27 accessible via the Hailsham Bypass within a short driving distance.

The subject premises form part of an established retail parade on North Street at its junction with the High Street, and adjoin a **Tesco** supermarket with surface customer parking for approximately 250 vehicles.

The high street is well served by a range of national occupiers, including **Costa**, **Subway**, **Domino's** and **Iceland**. In addition, the town benefits from two shopping centres with tenants such as **Asda**, **Waitrose**, **Boots**, **Superdrug**, **Specsavers** and **Holland & Barrett**.

ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage	11.58 m	38 ft
Internal Width (max)	11.25 m	36.9 ft
Shop and Built Depth	5.79 m	19 ft
Ground Floor Sales	48.22 sq m	519 sq ft

TERMS

This property is available by way of a new, effectively full repairing and insuring lease at a commencing rent of **£12,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £8,600

Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

