

RAPLEYS

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0370 777 6292

AVAILABLE BY WAY OF ASSIGNMENT

Trade Counter Unit

Unit 9 Diplocks Way, Hailsham
East Sussex BN27 3JF

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Daniel Cook
07795 660259 | daniel.cook@rapleys.com



Traditional trade counter unit

On-site parking

577.90 sq m (6,221 sq ft) plus
60.10 sq m (647 sq ft) mezzanine

Nearby occupiers include
Wickes, Toolstation, Screwfix
and **Travis Perkins**

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Location

Hailsham is a market town in East Sussex, circa 7 miles north of Eastbourne and 48 miles south of London. The property is located on an established industrial estate approximately 0.5 mile to the south west of Hailsham town centre.

The estate is easily accessible with direct routes off the A22 and close to the A27 and A267. Nearby occupiers include **Wickes**, **Toolstation**, **Screwfix** and **Travis Perkins**.

Description

A terraced single storey unit of brick construction with an eaves height of 5.5 metres and glazed doors providing pedestrian access. The property benefits from eleven marked parking spaces at the front of the unit.

Internally, the unit comprises a predominantly open plan sales area with staff kitchen and office space at the front of the store and additional office space and staff WC's at mezzanine level.

Fit out is basic but to a good, clean standard with a mix of blockwork and corrugated steel sheet cladding to the walls and fluorescent strip lighting.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	577.90	6,221
Mezzanine	60.10	647
Total	638.00	6,868

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold.

Terms

The property is available by way of assignment of the existing lease at a passing rent of £47,500 per annum, expiring August 2029. There is a tenant's break option in August 2024.

Planning

We believe the property has consent for wider trade counter uses, but interested parties should make their own enquiries with the relevant local authority.

Rating

We are advised that the Rateable Value for the property is £35,370 and the UBR for 2022/23 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment via the sole agent.



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