

## TO LET Retail Unit

Unit 1, 1 Station Road  
Heathfield, TN21 8LB

### Key information

- ❑ Prominent location adjacent Sainsbury's Supermarket
- ❑ 159 car parking spaces
- ❑ Planning Class E Use
- ❑ Size – 2,047 sq ft
- ❑ Quoting Rent £20,000 per annum

### Contact

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# Sainsbury's



## Location

The subject property is located in Heathfield, a small affluent market town in East Sussex. Heathfield is approximately 16 miles north of Eastbourne, 45 miles west of Folkestone and 49 miles south of Central London.

The closest train station to the premises is located in Buxted which is approximately 6 miles west of the property. This allows for connections directly to London Bridge. There is a car park adjacent to the supermarket that benefits from 3 hours free parking.

The subject property is located immediately opposite Sainsbury's, with nearby operators including **Tesco Express** and **Johnsons Dry Cleaning**.

## Accommodation

The premises are arranged over the ground and first floor providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	119.66	1,288
First	70.48	759
<b>Total</b>	<b>190.14</b>	<b>2,047</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy Performance Asset Rating – D(90).  
An EPC certificate is available upon request.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Terms

Available on a new lease with terms to be agreed. Lease is to be contracted outside of the security provisions of the Landlord and Tenant Act 1954.

## Tenure

Quoting rent £20,000 per annum (ex VAT).

## Legal Costs

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

## VAT

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

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the property is £18,500.

The UBR for 2024/25 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.

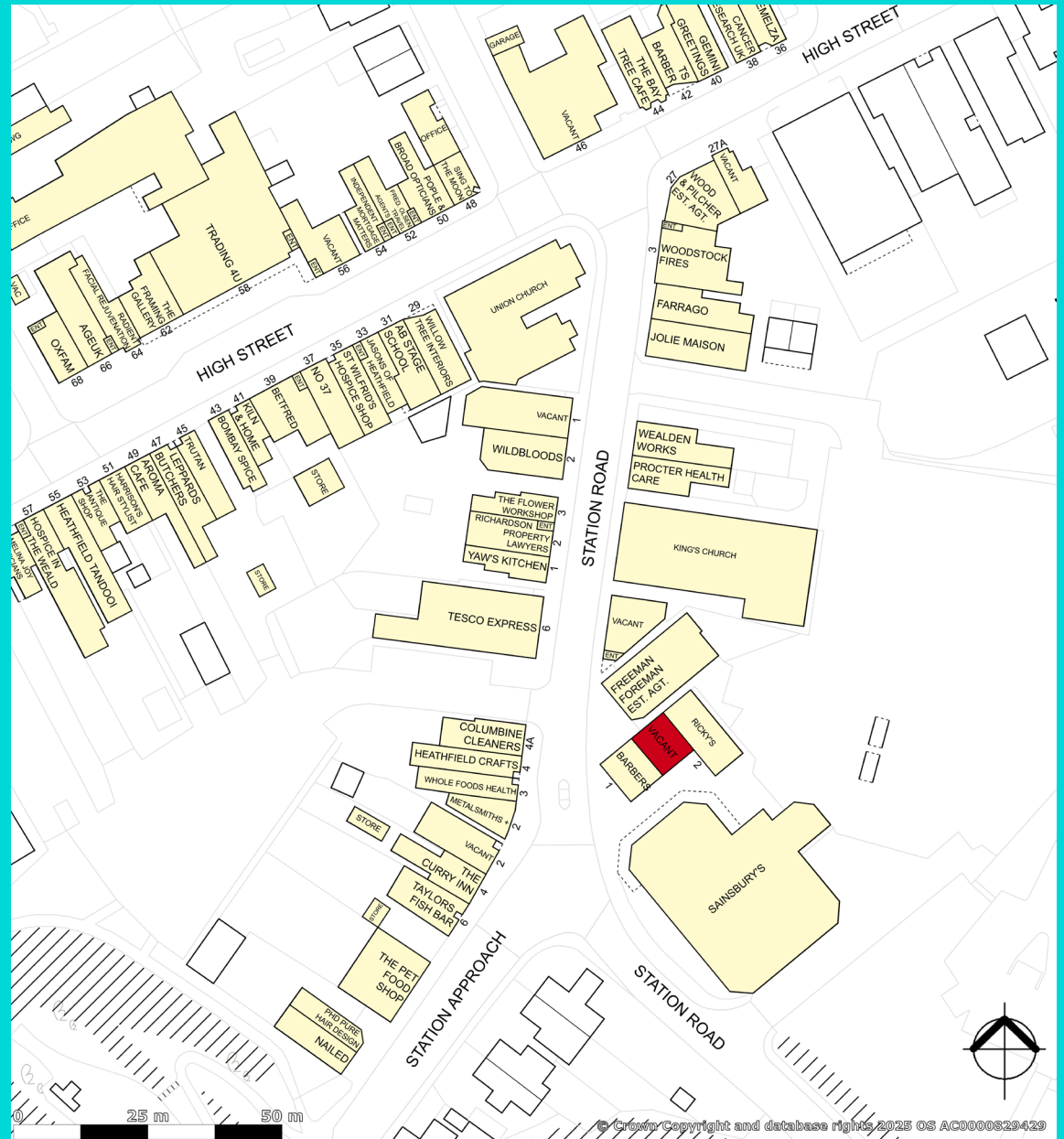
Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only.  
Additional Information

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

## Sainsbury's Property Disposals



## About us

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- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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