



MAKING  
PROPERTY  
WORK

**SHW**

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**TO LET**

**SELF-CONTAINED E-CLASS BUILDING – 810 SQ FT (75.25 SQ M)**

**2 North Street, Hailsham, East Sussex, BN27 1DQ**

**DESCRIPTION**

The property briefly comprise an attractive, self contained building arranged over ground and first floors with additional W/C facilities. The space is suitable for a variety of uses (STNC) and benefits from features including exposed beams, spiral staircases and skylights which provide excellent natural light.

**LOCATION**

The property is located in Hailsham, a historic market town in the Wealden district of East Sussex, 10 miles (16 km) north of Eastbourne, 23 miles (37 km) east of Brighton and 18 miles (29 km) west of Hastings. The property is conveniently situated in the surface car park area and forms part of the wider Quintins Shopping Centre, comprising 16 retail units, 180 car park spaces and 28,000 sq ft ASDA. Occupiers include Superdrug, Holland and Barret, Poundland, Card Factory and Specsavers.

**ACCOMMODATION**

	SQ FT	SQ M
Ground	565	52.49
First	245	22.76
<b>TOTAL</b>	<b>810</b>	<b>75.25</b>

**AMENITIES**

- Self contained building
- Exposed beams
- Skylights
- Forms part of the wider Quintins Shopping Centre with 180 car park spaces

**RENT**

A new effective full repairing and insuring lease is available at a commencing rent of £14,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

**RATES**

The current 2023 Rateable Value of the property £8,300.

**VAT**

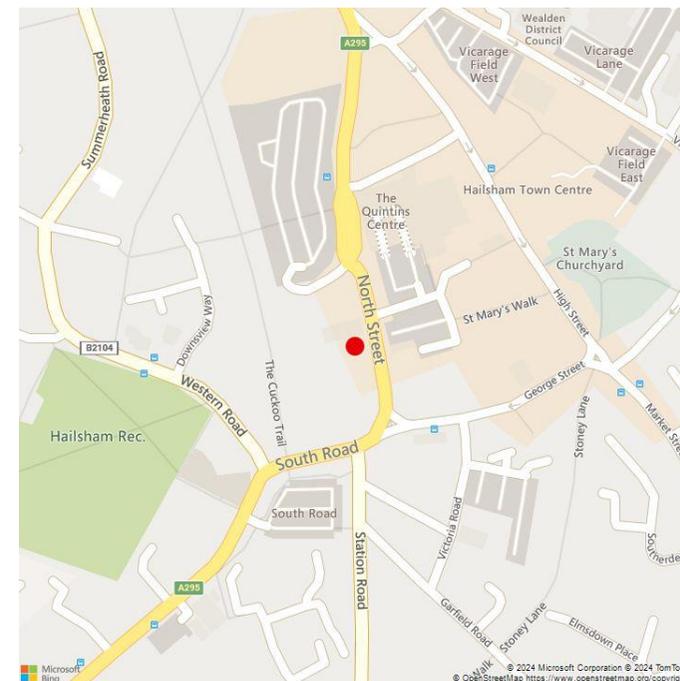
VAT may be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01273 876200**

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