



**MAKING
PROPERTY
WORK**

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TO LET

RETAIL – 918 SQ FT (85.3 SQ M)

Unit 1, The Quintins, North Street, Hailsham, East Sussex, BN27 1DP

DESCRIPTION

The property comprises a ground floor sales area with rear ancillary storage, kitchenette and W/C facilities. The shop benefits from a highly prominent return frontage and features including a suspended ceiling with LED lighting, laminate flooring, parking facilities and rear loading doors providing access to hardstanding area.

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 situated in a highly prominent position on the parade 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 & Barret, Poundland, Card Factory and Specsavers.

ACCOMMODATION

	SQ FT	SQ M
	918	85.3
TOTAL	918	85.3

AMENITIES

- Highly prominent return frontage
- Suspended ceiling with LED lighting
- Forms part of The Quintins Shopping Centre, comprising 16 retail units, 180 car park spaces and 28,000 sq ft ASDA.
- Occupiers include Superdrug, Holland & Barret, Poundland, Card Factory and Specsavers.

RENT

A new effective full repairing and insuring lease is available at a commencing rent of £16,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

The current Rateable Value of the property is £14,250.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



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