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**NEW LEASE**

**RETAIL SHOP – 590 SQ FT (54.82 SQM)**

**79 High Street, Polegate, East Sussex BN26 6AE**



# NEW LEASE: £15,000 PAX

## DESCRIPTION

- Mid terrace retail parade unit
- Refurbished including new electrics
- Glazed shop front with DDA access
- Open plan retail shop with suspended ceiling
- Kitchenette and single WC
- Rear pedestrian access

## LOCATION

The property is located on the western side of Polegate High Street, a short distance away from the mainline train station and the local road network of the A27 and A22. Nearby occupiers include Your Move estate agents, Barracloughs Opticians, Co-op Funeralcare and Wildfire Vape.

## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Main Retail Shop	538	50
Rear Kitchen/WC	52	4.82
<b>TOTAL</b>	<b>590</b>	<b>54.82</b>

## TERMS

New lease on terms to be agreed at initial rent of £15,000 per annum exclusive.

## VAT

Not applicable to the terms.

## SERVICE CHARGE

Circa £1,038.88 share.

## BUSINESS RATES

Rateable Value: £8,800 (2023). Eligible for small business rates relief.

## EPC

C-57



## CONTACT

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April 2024



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