



5 High Street, Hailsham, BN27 1AL

FREEHOLD INVESTMENT AVAILABLE ON HAILSHAM HIGH STREET

- Freehold - £299,000
- Fully let commercial space and x2 vacant flats above
- Prominent location

Summary

Available Size	1,671 sq ft
Price	Offers in excess of £299,000
Rates Payable	£5,832 per annum This property qualifies for small business rates relief.
Rateable Value	£13,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

Ground floor retail unit with x2 flats above. The retail element comprising a shop with W/C, Kitchen and storage to the rear. The flats are both 1 bedroom and in need on renovation.

The commercial element is let by way of an FRI lease of 10 years from 24th June 2022 with a rent review due on 24th June 2027, currently producing an income of £16,500 pax. The flats are both vacant.

Location

Situated on the western side of High Street, Hailsham, just north of the junction intersecting George Street and Vicarage Road. Vicarage field is to the north with Hailsham Recreation Ground to the west.

Accommodation

The accommodation comprises the following areas:

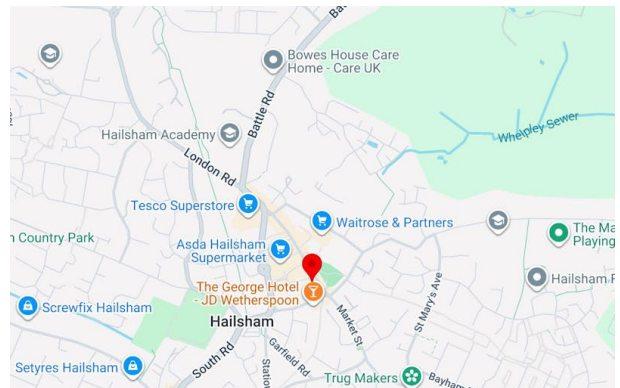
Name	Building Type	sq ft	sq m	EPC
Ground	Retail	914	84.91	C (70)
1st	Residential	474	44.04	D (68)
2nd	Residential	283	26.29	D (61)
Total		1,671	155.24	

Terms

The freehold interest is available to purchase with offers invited in the region of £299,000.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information

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