



TO LET

CLASS E – 956 SQ FT (88.8 SQ M)

1 The Centre, High Street, Polegate, East Sussex, BN26 6AQ

DESCRIPTION

- Class E premises
- Corner position with double fronted shop front
- Commercial kitchen with new extraction system
- Rear disabled WC
- Single phase electric and gas supply
- Rear access with bins and car parking
- Adjacent to Polegate main line train station
- Nearby occupiers include Co-Op, The Salvation Army and Costa

[VIDEO TOUR](#)

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	956	88.8

RENT

£16,000 per annum exclusive, on a new lease with the Landlord.

VAT

VAT will be charged on the quoting terms.

RATES

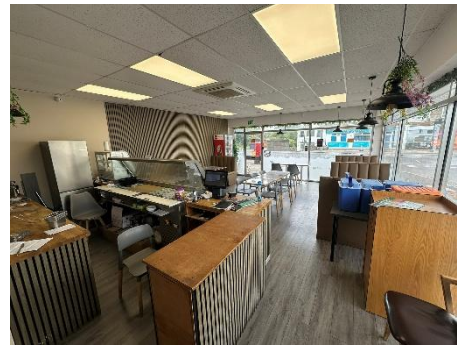
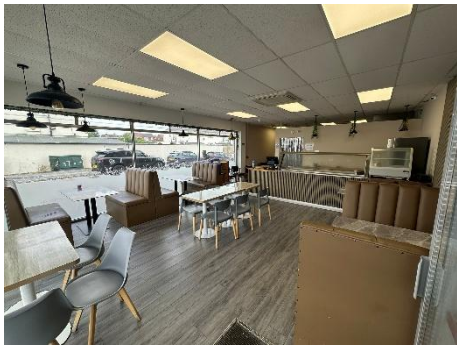
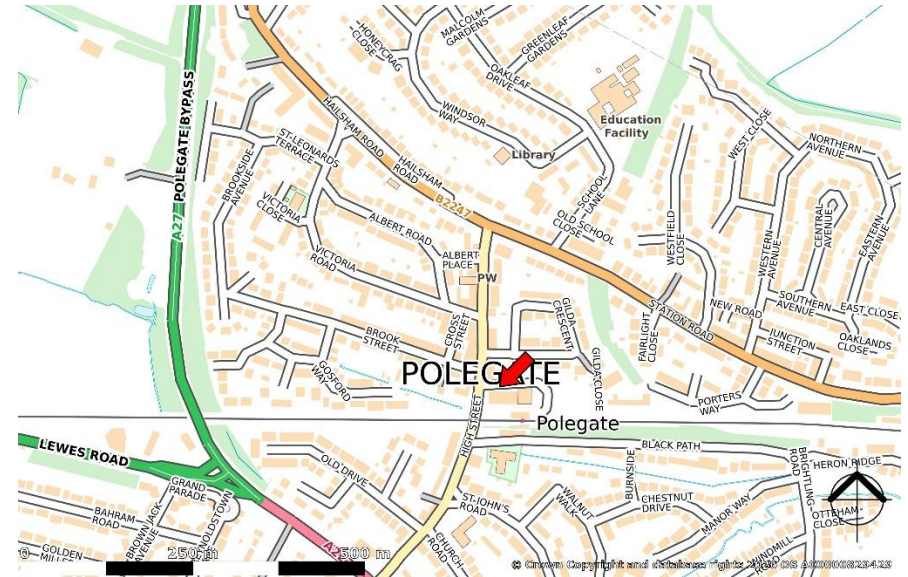
[2026 Rateable Value of £15,500.](#)

SERVICE CHARGE

Details on request.

EPC

[The property has an EPC rating of D.](#)



VIEWINGS –

Max Perkins

t: 01323 437 901

e: mperkins@shw.co.uk



**MAKING
PROPERTY
WORK**

SHW.CO.UK