



**TO LET**  
**E CLASS RETAIL UNIT**  
**94 HIGH STREET UCKFIELD TN22 1PU**





## Location

Uckfield East Sussex town (population 16,000) located at the junction of the A26 and A22, 15 miles from Tunbridge Wells, Eastbourne (20 miles), Brighton (18 miles) and Crawley (21 miles). The M23 is 22 miles via the A22.

Uckfield rail station is located within 325m (3 mins walk) with rail services to London Bridge and Victoria (around 1 hour 20 mins).

The property is prominently situated in the High Street at the junction with Bell Lane. Car parks are situated nearby with free parking for up to 2 hours (30 mins in High Street).

Nearby occupiers include Waitrose, Sussex Stationers, Santander, Superdrug, Brewers, Card Factory, Boots The Chemist, Specsavers and Peacocks.

## Description

Ground floor retail unit with rear office, store and kitchen narrowing to rear.



## Accommodation

Net frontage	19.3 ft	5.9 m
Ground Floor Sales	932 sq ft	86.6 sq m
Office/Store/Kitchen	87 sq ft	8.1 sq m
Covered rear storage	118 sq ft	11 sq m

All areas are net internal.

## Lease

A new full repairing and insuring existing lease on terms to be agreed.

## Rent

£15,000 per annum exclusive.

## Business Rates

Rateable Value: £18,750. UBR 49.9p (April 2023/24).

Note: The 2022/23 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with 50% business rates relief.

## VAT

We are advised that VAT is not chargeable on the rental outgoings.

## EPC

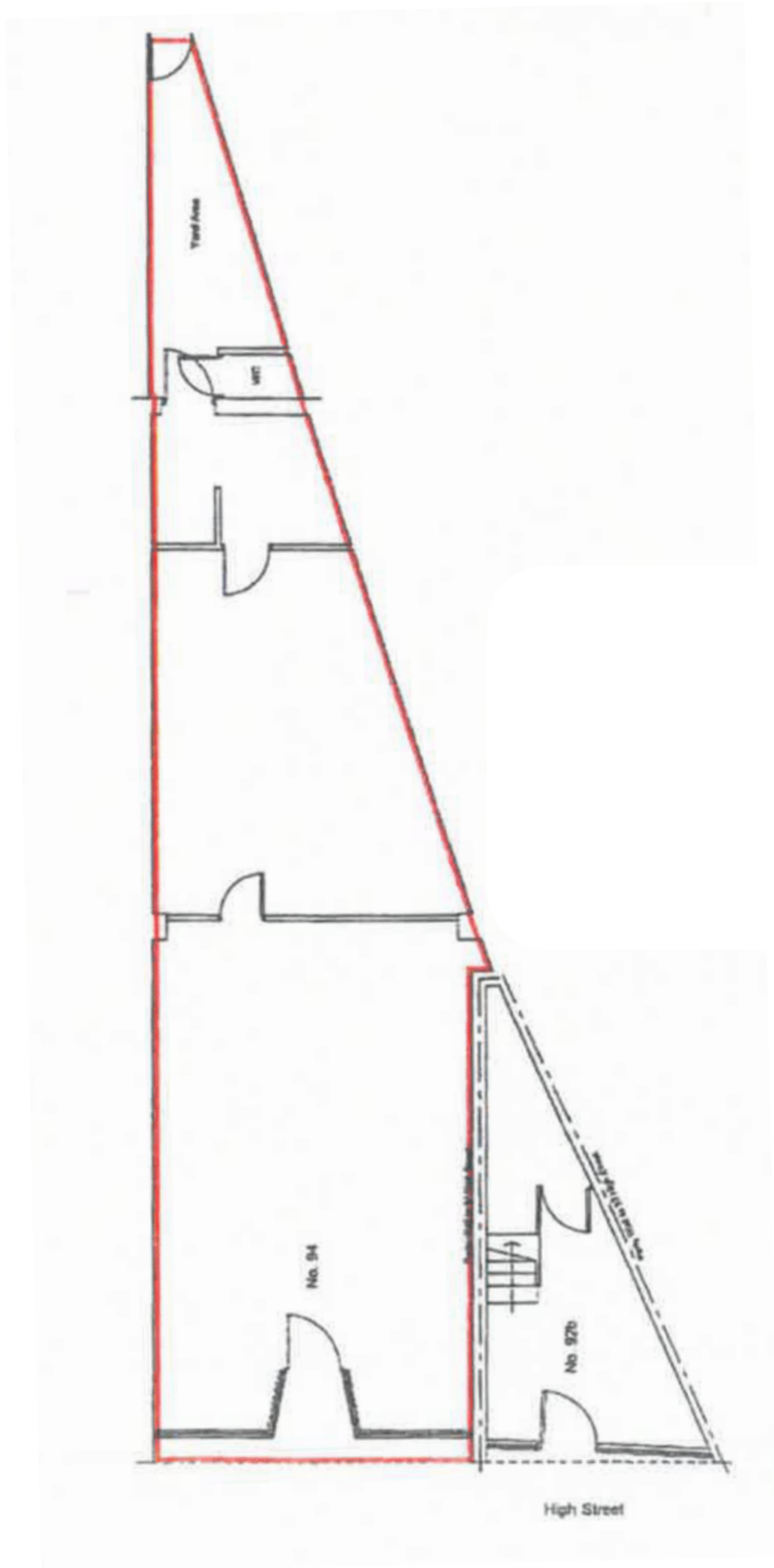
Certificate no: 9974-3003-0318-0900-9375.

The property is rated C53, valid until 5th August 2029.

## Legal Costs

Each party are to be responsible for their own legal costs.





## Viewing & further info

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