



8A George Street

Hailsham, BN27 1AE

**Town Centre fitted
restaurant to let in
Hailsham - £12,500pa**

56.40 sq ft
(5.24 sq m)

- Town centre position
- Next to Hailsham pavilion
- Fitted kitchen and bar area

8A George Street, Hailsham, BN27 1AE

Summary

Available Size	56.40 sq ft
Rent	£12,500 per annum
Rateable Value	£5,700
EPC Rating	C

Description

The premises previously traded as an independent restaurant with fitted kitchen and bar to the ground floor, upper parts to be let separately. Further restaurant and kitchen equipment may also be available subject to negotiation. In more detail the premises are arranged as follows:-

Entrance to corridor with access to 2 separate cloakrooms each fitted with low level WC and wash hand basin, opening to Restaurant (lower section) 4.7 (15'6") x 2.9m (9'6") - 13.6 sq m (147 sq ft) - wood strip flooring, ceiling lighting, step to: raised section 'L' shaped 4.5m (14'9") x 3.3m (11') + 3.7m (12') x 1.6m (5'3") - 20.8 sq m (225 sq ft) wood strip flooring, inset lighting, windows to front. From lower section opening to: bar area 3.2m (17'9") x 2.5m (8'3") - 8.0 sq m (87 sq ft) - fitted bar with shelving behind, hand wash sink unit. Corridor with door to garden area. Kitchen overall 5.4m (17'9") x 2.6m (2.6m (8'6") - 14.0 sq m (151 sq ft) - arranged as preparation and cooking area and 6 ring gas hob with over under, 2 x lincat deep fryers, stainless steel extraction unit, 2 x deep bowl sink and separate hand wash sink. Various stainless steel shelving and store units, fridges and freezers. Wall mounted gas boiler. Lobby with space for tall fridge and freezer. Total overall usable area 56.4 sq m (610 sq ft).

New lease available. length to be agreed at a rent of £12,500pa.

There is an adjoining building previously occupied by a taxi company being self contained with sink unit within the office and cloakroom to the rear. More recently it has been used as storage in connection with the restaurant and is available to let in addition to the restaurant at a rent of £3,000pa.

Location

The premises occupy a prominent position in Hailsham Town Centre. They are located opposite a branch of Nationwide Building Society. The George Hotel with Wetherspoons public house and immediately next to Hailsham Pavilion. George Street is part of the one way traffic system accessed from the High Street with national retailers including Iceland, The Works, WH Smith and Boots.



Viewing & Further Information



Richard Oldfield

01825762222 | 07860 634545

richard@oldfield-smith.co.uk



Sue Collett

01825762222 | 07792 303211

sue@oldfield-smith.co.uk