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FOR SALE

PROMINENT CORNOR BUILDING - SUITABLE FOR VARIETY OF USES (STNC)

3,052 SQ FT (283.53 SQ M)

The Old School House, High Street, Hailsham, East Sussex, BN27 1AR

DESCRIPTION

The property is a former infant's school that most recently traded as a Prezzo Restaurant. It is a Grade II listed building, briefly comprising ground floor restaurant, kitchen, storage and W/C facilities; first floor mezzanine; first floor ancillary accommodation and outside terrace area.

The property is likely to appeal to a variety of uses that want to take advantage of the prominent nature of the building and local trade from nearby residents. The property is a Class E planning use suitable for a variety of uses (STNC).

LOCATION

The property is situated in a highly prominent position at the top of the High Street, at the junction of North Street and The High Street. The area receives a good amount of footfall from local residence and students who attend the nearby school as well as visitors to the area.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	2,080	193.23
First Floor	972	90.3
TOTAL	3,052	283.53

AMENITIES

- Grade II Listed
- Highly prominent building
- Potential for alternative uses (STNC)
- Free parking facilities a short walk from the property
- Near to Hailsham Leisure Centre, Community College and Recreation Ground

PRICE

Offers are invited in the region of £425,000.

RATES

To be assessed.

VAT

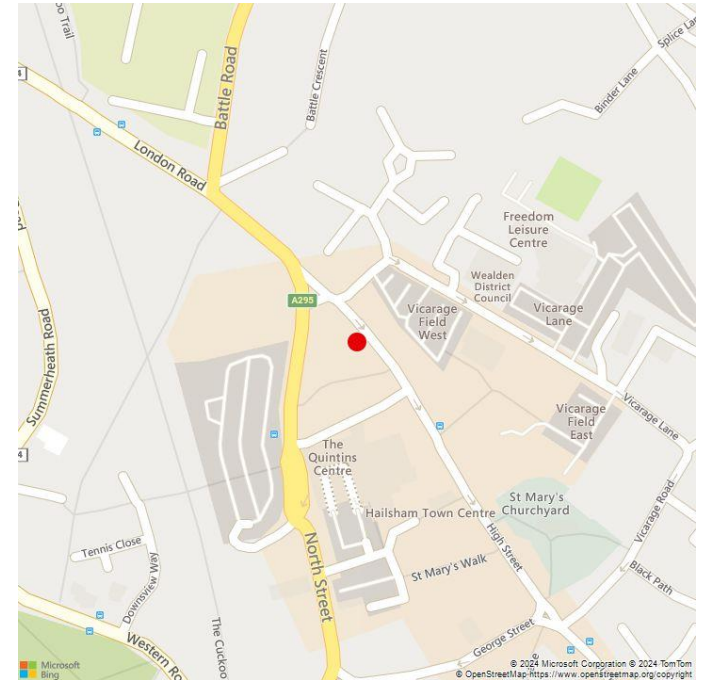
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.

**VIEWINGS – 01273 876200**

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