



TWO RETAIL UNITS & LARGE FLAT FREEHOLD FOR SALE

- Redevelopment potential
- Vacant possession
- Hailsham town centre
- OIRO £325,000

LOCATION

Hailsham is located 12 miles (19 km) west of Eastbourne, 23 miles (37 km) east of Brighton, 11 miles (17 km) south east of Uckfield and 22 miles (36 km) south of Tunbridge Wells. Hailsham has a resident population of 23,411 (2021 Census)

42-44 High Street is situated in Hailsham town centre. Nearby occupiers include Waitrose, Kit Wilson Trust, Bupa Dental Care, Poundland, Subway and Dominos.

here is limited on street parking (permit or up to two hours) with additional public parking in Vicarage Field East (94 spaces).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN27 1BB.

DESCRIPTION

The property comprises two ground floor retail units, formerly occupied by a DIY store and a picture framers.

The self contained first floor flat comprises three rooms plus kitchen & bathroom, leading to the second floor comprising two further rooms which are in need of repair and refurbishment.

TENURE

Freehold with vacant possession.

PRICE

Offers in the region of £325,000.

VAT

We are advised that the property is not elected for VAT.



ACCOMMODATION	sqft	sq m
Ground Floor 42	544	241
Ground Floor 44	964	89.5
First Floor Flat	671	62.3
Second Floor	418	38.8
Total Floor Area	2,597	431.6

BUSINESS RATES

42 High Street: Rateable Value £9,300 UBR 49.9 p (Apr 2025/26).

44 High Street: Rateable Value £17,500 UBR 49.9 p (Apr 2025/26).

COUNCIL TAX

44A High Street: Band B

ENERGY PERFORMANCE CERTIFICATE

42 High Street: Certificate No: 0360-0739-3419-2225-2002, rated 119 E, expiry 27th May 2021.

44 High Street: Certificate No: 0320-0439-8169-6325-4002, rated 66 C, expiry 28th May 2021.

Updated EPC's can be produced on request.

44A High Street: Certificate No: 2421-1001-2267-8987-1200, rated D 60, 21st March 2033.

LEGAL COSTS

Each side will be responsible for their own legal costs.



MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

CONTACT US

To book a viewing or receive further information, please get in touch.



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