

# 15 & 15A High Street, Hailsham, East Sussex BN27 1AL

Freehold Retail Investment

**Lot 1**

£30,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	162 sq m (1,743 sq ft)	TRUFFLES	20 years from 22/09/2011 on a full repairing and insuring lease	£30,500	22/09/2021
First	Ancillary	16 sq m (172 sq ft)	BAKERS & CONFECTIONERS LIMITED with a limited personal guarantee (1)			22/09/2026
First	Residential	57 sq m (614 sq ft)				
<b>Total</b>		<b>235 sq m (2,529 sq ft)</b>			<b>£30,500</b>	

(1) \*Sussex family bakery established in 1982. We offer a variety of services including handmade birthday and wedding cakes; event catering for any occasion and wholesale to local businesses in Sussex and operate from 13 shops\* (Source: www.trufflesbakery.co.uk).

### Key Details

- Prominent town centre location
- Lease expires September 2031 (no breaks)
- Adjacent to St Mary's Walk, Iceland and close to Quintins Shopping Centre
- Comprises a shop and a flat

### On the Instructions of Trustees

#### Location

**Miles:** 8 miles north of Eastbourne  
13 miles east of Lewes  
20 miles north-east of Brighton  
**Roads:** A22, A27, A26  
**Rail:** Polegate Rail Station  
**Air:** London Gatwick Airport

#### Situation

Hailsham is a busy and historic town located some 8 miles north of Eastbourne. The property is prominently situated on the southern side of High Street, adjacent to the pedestrianised St Mary's Walk Shopping Precinct, which leads directly from High Street to the car park on North Street. Other nearby occupiers on High Street include NatWest Bank, Costa Coffee and The Quintins Shopping Centre, which is located less than 100 metres to the north.

#### Description

The property comprises a ground floor retail unit together with ancillary and residential accommodation at first floor. The first floor flat comprises 4 rooms, kitchen and shower/WC with a terrace.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Band D. See legal pack at www.acuitus.co.uk.



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