



# FOR SALE/TO LET

**SHW**

**RETAIL – 388 - 623 SQ FT (36.05 - 57.88 SQ M)**  
5 Market Square, Hailsham, East Sussex, BN27 1AQ

**MAKING  
PROPERTY  
WORK**

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**DESCRIPTION**

The property offers a ground floor retail area which was formerly used as a hairdressers. The retail area features large display windows as well as airconditioning.

There is also first floor ancillary space with a small kitchenette and storage/staff area.

**LOCATION**

The Premises are in a prominent position on the junction of High Street, George Street and Market Street, close to Barclays and Loyds Bank and close to Hailsham's two Shopping Centres, Vicarage Field and The Quintins anchored by Asda.

Other notable occupiers in Hailsham Town Centre include Neptune Homewares, Boots, WHSmiths, The Works and Costa Coffee. There are a host of Independent retailers throughout the Town

**ACCOMMODATION (GIA)**

	SQ FT	SQ M
Ground Floor Retail	388	36
First Floor Office	235	22
Total	623	58

**RENT**

£7,500 Per annum

**PRICE**

£160,000 Freehold

**RATES**

The premises have a rateable value of £5,300.

**VAT**

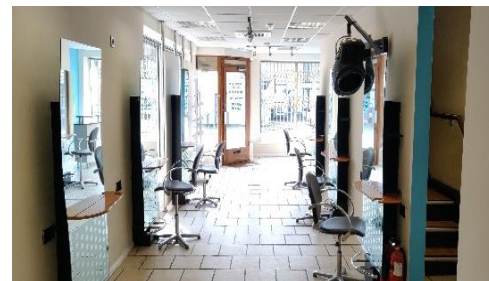
VAT will be chargeable on the terms quoted.

**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 – 01323 437900**

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