

CLASS E OPPORTUNITY

UCKFIELD

49 HIGH STREET

**Description**

Uckfield is an affluent East Sussex market town, approximately 46 miles south of Central London, 25 miles north east of Brighton and 15 miles east of Haywards Heath.

The High Street provides a wide mix of local and multiple operators including **Waitrose, Boots, Subway, Clarks, Santander** and **Superdrug**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are to be reconfigured to create a new ground floor lock-up unit offering the following approximate areas:

Internal Width	8.7 m	28 ft 5 ins
Shop Depth	14.6 m	47 ft 9 ins
Ground Floor Sales	127 sq. m.	1,367 sq. ft.

User

The premises currently falls under Class E use.

Lease

The property is available on an effective full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£33,750
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

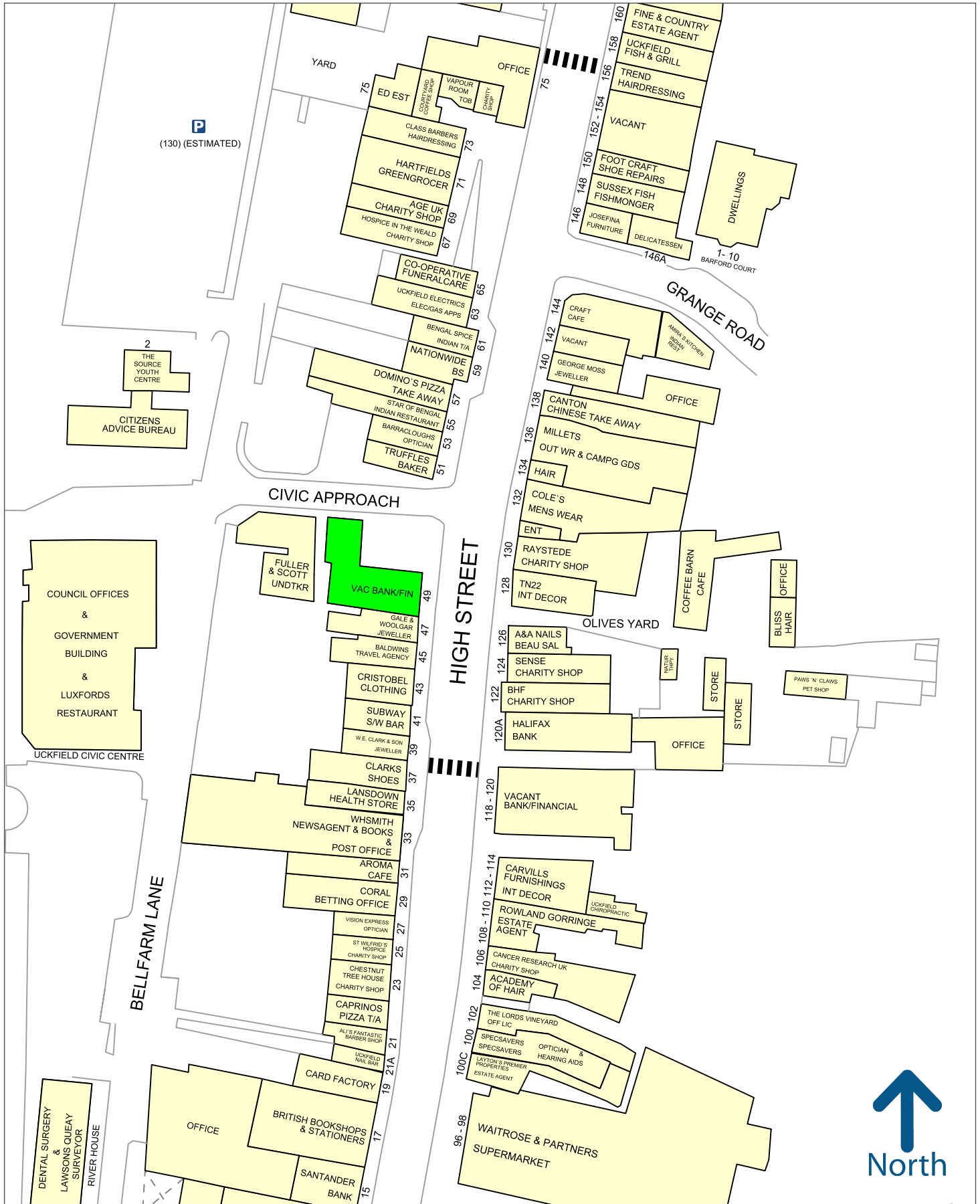
Strictly by appointment through joint agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **Smith Price RRG**, contacting:

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50 metres

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