



56 High Street
Heathfield, TN21 8JB

**Double fronted High Steet
Shop in Heathfield to let
£18,000pa rent**

716 sq ft
(66.52 sq m)

56 High Street, Heathfield, TN21 8JB

Summary

Available Size	716 sq ft
Rent	£18,000.00 per annum
Rateable Value	£10,750 as at April 2023
EPC Rating	C

Description

The premises benefit from air conditioning and private car parking.

The premises are arranged as follows:-

Electrically controlled access door to main shop, internal width 7.38m (24'3") x depth 5.56m (18'3") overall 41.0 sq m (443 sq ft), fitted with suspended ceiling having inset LED lighting and ceiling mounted air conditioning unit plus further wall mounted air conditioning unit and carpet. Door to:

Stores room overall 4.2 sq m (45 sq ft) plus understairs cupboard.

Lobby area 5.3 sq m (56 sq ft) with steps and doors to:

Rear office/meeting room 2.57m (8' 6") x 3.5m (11' 6") overall 9.0 sq m (98 sq ft) window to rear, air conditioning unit, suspended ceiling with inset LED lighting

Kitchen/rest room/break-out area 2.6m (8'6") x 2.7m (8'9") overall 7.0 sq m (74 sq ft) fitted with stainless steel sink unit with water heater over, wall unit, worktop, space for fridge, window to side with security grille, air conditioning unit, part carpet part non-slip flooring, security door to outside rear. Doors to:

2 separate lobby areas each fitted with sink units and leading to 2 cloakrooms each fitted with low level wc.

Total overall area including kitchen 66.5 sq m (716 sq ft)

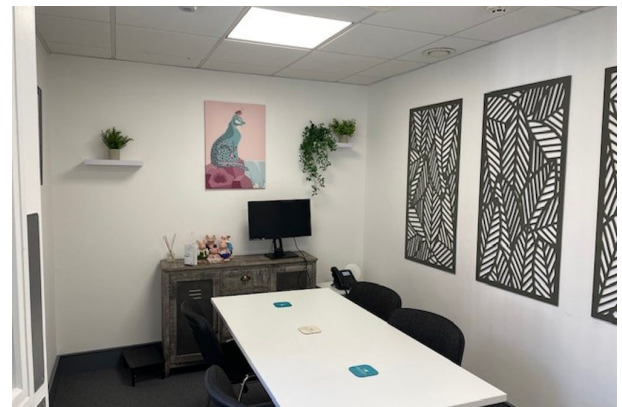
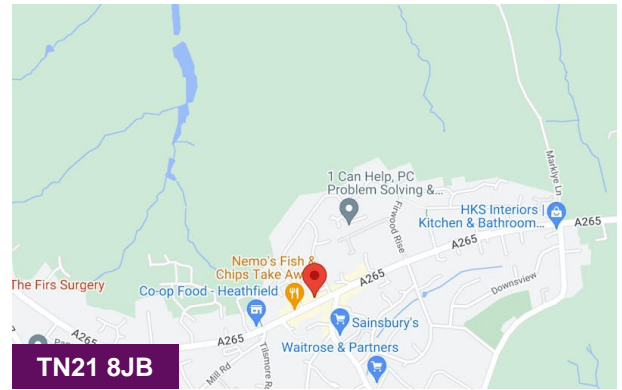
A car parking space is available to this property in the rear car park. There is also a garage within the car park that could be made available, depending on tenants requirements and a further rent charged.

Possible business rates exemption as rateable value less than £12,000 subject to conditions.

New lease available on normal full repairing and insuring basis, length to be agreed.

Location

The premises are located in a prominent position in Heathfield High Street adjoining Trading 4U store.



Viewing & Further Information



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