



41 High Street
Polegate, BN26 5AB

**TO LET - Retail/ Office
Space**
**Rental £11,000pa + £1,600
Service charge Pa**

1,021 sq ft
(94.85 sq m)

- Great Position
- New Lease
- Available April 2024

41 High Street, Polegate, BN26 5AB

Summary

Available Size	1,021 sq ft
Rates Payable	£4,990 per annum Unit should be eligible for rates relief, please contact council to confirm
Rateable Value	£10,000
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable. Client has advised that VAT is NOT applicable.
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (60)

Description

A well positioned ground floor and lower ground floor retail / office space, great starter unit for a new or expanding business with open retail /office space on the ground floor and lower ground floor storage space.

Although not allocated there is parking to the rear of the building with one space available for the shop.

Location

The property is located within a small parade of shops just by the level crossing, other occupiers include, Ladbrokes, Kamsons Pharmacy and One stop along with several other independent traders. There is street car parking directly outside the property.

Accommodation

The accommodation comprises the following areas:

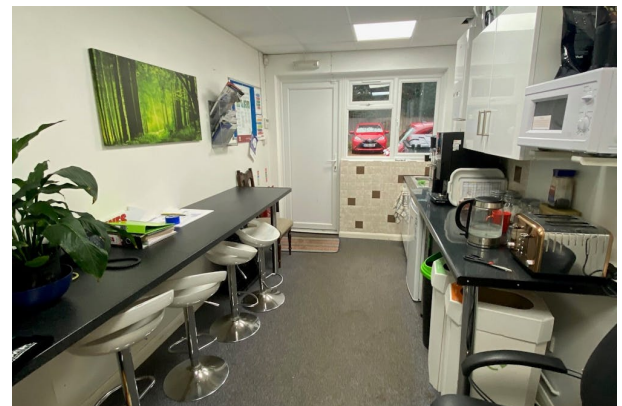
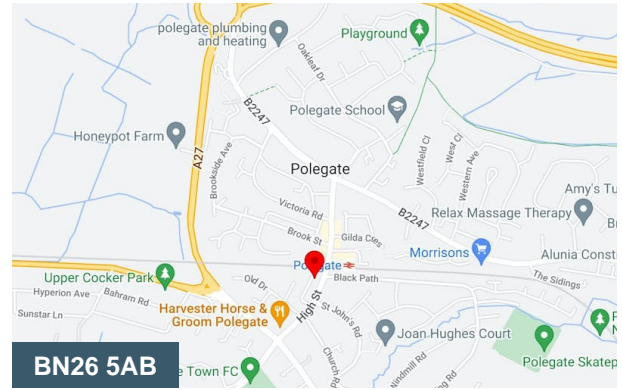
Name	sq ft	sq m
Basement	431	40.04
Ground	590	54.81
Total	1,021	94.85

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, (Minimum term of 3 years certain) asking rental of £11,000 per annum exclusive. Plus annual service charge payment of £1,600pa including Buildings insurance.



Viewing & Further Information



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