

Shop To Let

Uckfield Unit 2, Seed House

Location

The subject property is located within a prominent trading position at Seed House, Uckfield which forms part of Bell Walk Shopping Centre and overlooks the main car park (c.80 spaces).

Uckfield railway station is conveniently located 100m away, with direct links into London Bridge (70 minutes).

Occupiers within the scheme include Pets Corner, Boots, Magnet and Anytime Fitness, as well as several independent occupiers. Halfords and McDonalds (drive thru) are located opposite, while Tesco Superstore sits adjacent to the site.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground floor, comprising the following net internal floor area:

Ground Floor:	1,461 sq ft	135.7 sq m
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Rent

Quoting £30,000 per annum exclusive of service charge, insurance, business rates and VAT.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£17,750
UBR (2024/25):	0.499
Rates Payable:	£8,857.25

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

A copy of the EPC is available upon request.

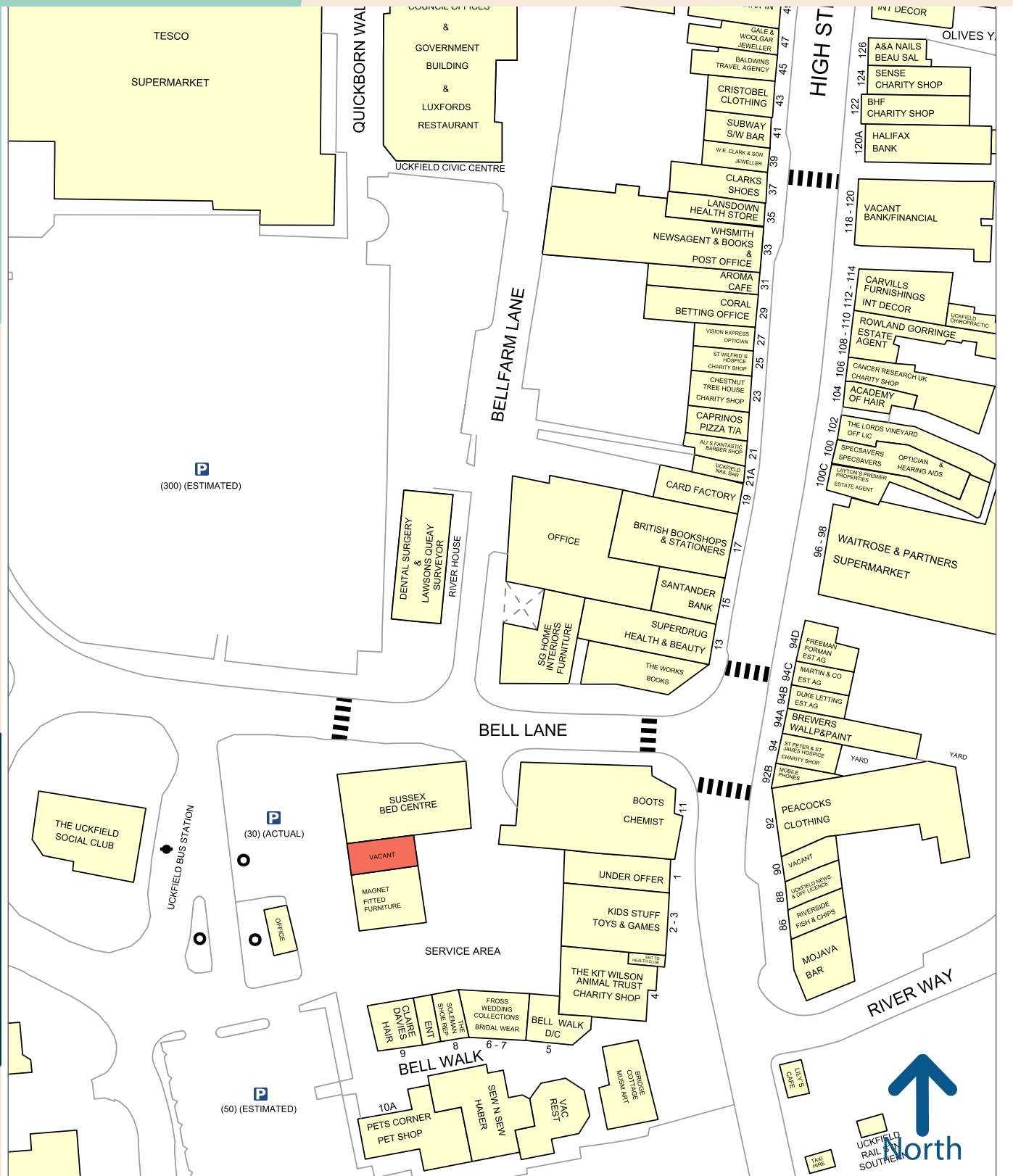
Viewing

All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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PROPERTY

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.