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Shop, Office & Factory/Warehouse To Let
Close Town Centre
BELLBANKS CORNER
1-3 BELLBANKS ROAD HAILSHAM BN27 2AH



LOCATION

Bellbanks Road is 0.3 miles from Hailsham town centre and links Market Street/Mill Road with Station Road. The A22 is 1.3 miles distant via Station Road to the Eagle roundabout. The property is situated on the corner of Millbanks Road and Mill Road with a frontage to both.

ACCOMMODATION

The premises comprise a ground floor shop with offices at the rear, one of which could be self-contained, plus a warehouse/factory area including a potential showroom. In more detail the premises are arranged as follows:

Shop

Depth 22'9" (6.9m)
Width 12' (3.7m)
narrowing at 11'6" (3.5m) to
11' (3.4m)

Sales area 355 sq ft (33.0 sq m)

Carpet tiles, strip lighting, uPVC double glazed double doors to both Mill Road and Bellbanks Road.



At the rear of the shop is a door leading to:

Lobby 4'3" x 4'9" (1.3m x 1.4m) **20 sq ft (1.9 sq m)**
with cupboards. Door to:

Rear room Slightly L-shaped, 7'6" x 9'3" (2.3m x 2.8m) + 4'9" x 3'3"
(1.4m x 1.0m) **85 sq ft (7.9 sq m)**
Vinyl flooring, wall-mounted hand basin with water heater over.
Sliding to:

Further lobby 5'6" x 6'3" (1.7m x 1.9m) **34 sq ft (3.2 sq m)**
Access to:

continued

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2. Bellbanks Corner, Hailsham

Cloakroom with low level w.c. + wall-mounted hand basin.

Kitchenette 6'6" x 7' (2.0m x 2.1m) **46 sq ft (4.3m)**
Stainless steel sink unit + tiled floor. Door to:

Rear office 9'6" x 10'6" (2.9m x 3.2m) **100 sq ft (9.3 sq m)**
Carpeted.

Overall Shop Section Area 586 sq ft (54.4 sq m)

From Bellbanks Road, access to:

Side office

14'6" x 11'3" (4.4m x 3.4m)
163 sq ft (15.1 sq m)

Door to yard, desk & counter unit,
radiator, timber effect laminate flooring +
strip & spot lights. Door to:



Yard Maximum dimensions 26' x 43' (7.9m x 13.1m)
945 sq ft (87.8 sq m)



Warehouse

Max. dimensions 29'9" x 49'6" (9.1m
x 15.1m) + lean-to extension
Overall 1,570 sq ft (145.9 sq m)
Max. height 16'6" (5.0m)
Timber floor + strip lighting.
Archway to:

Showroom/store

Sloping ceiling,
max 9'3" - min 7'3" (2.8m - 2.2m)
Split into 3 sections.

Section 1

9'6" x 28'3" (2.9m x 8.6m)
286 sq ft (26.6 sq m)

including cloakroom with low level
w.c. + stainless steel sink unit with
water heater over.



Section 2 15'9" x 28'9" (4.8m x 8.8m) **435 sq ft (40.4 sq m)**

Section 3 16'9" x 29' (5.1m x 8.8m) **486 sq ft (45.1 sq m)**
Cupboards + partitioned office, 7' x 6'9" (2.1m x 2.1m)

continued



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. Bellbanks Corner, Hailsham



- TERMS** New 3 year lease on a normal full repairing and insuring basis.
A shorter term may be available.
- RENT** £23,500 per annum exclusive of rates
- RATES** Local Authority: Wealden SBR (23/24): 49.9p
Rateable value :TBC
- N.b.** Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.
- VAT** Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.
- SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
- EPC** The landlord has been advised that an energy performance certificate is required.
- VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

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