



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Prominent Position - Few Yards High Street
Small Shop With Storage
2 CHURCH STREET, UCKFIELD TN22 1BJ



LOCATION

Situated in a very prominent position being almost on the junction of Church Street with the High Street. Church Street is a busy road providing access from the Rocks Park housing estate into the High Street. A few yards away in Regency Close are two free shoppers car parks. Other businesses in this parade include a barbers, vaping shop, tattoo studio and mobile phone repairer.

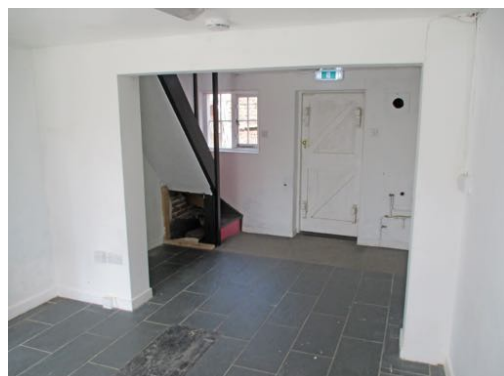
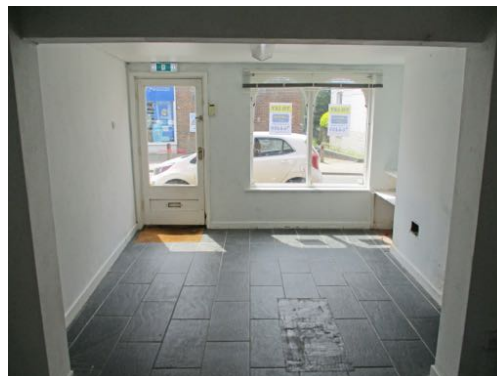
ACCOMMODATION

The premises comprise a shop on the ground floor with 2 floors above for storage. The building is Grade II listed.

Shop

Depth 18'6" (5.6m)
Internal width into alcove 10'9" (3.3m)
200 sq ft (18.6 sq m)

Spot lights + door to rear service passage.
Stairs to:



1st Floor

Landing with stairs to 2nd floor + access to:

Front room

10'3" x 19'9" (3.1m x 6.0m)
202 sq ft (18.8 sq m)

Strip lights. This room goes over 2A Church Street adjoining.

continued

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

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01825 76 11 44

Email
info@lawsoncommercial.co.uk

2.	2 Church Street, Uckfield
Rear room	6'3" x 9'3" average (1.9m x 2.8m) 58 sq ft (5.4 sq m)
Shower room	Low level w.c., hand basin with electric water heater + shower cubicle with electric shower fitment.
2nd Floor	
Store room	Overall 11'6" x 18' (av) (3.5m x 5.5m) 207 sq ft (19.2 sq m)
Outside	To the rear of this terrace of shops is a small service passage for bin storage having a separate access into Church Street.
TERMS	New 5 year lease on a normal full repairing and insuring basis.
RENT	£9,500 per annum exclusive of rates.
RATES	Local Authority: Wealden SBR (23/24): 49.9p Rateable value: £7,400
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	VAT is not charged on the rent.
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
EPC	Energy performance certificate Band C(73).
VIEWING	Strictly by prior appointment with sole agents, Lawson Commercial.

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continued



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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.

2 Church Street, Uckfield

