



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Burgh Hill Road, Hailsham, BN27 4AN

| Commercial | null Bedrooms

A ground floor commercial space that would ideally suit a business searching for a well proportioned treatment room with separate waiting room. Alternatively could suit office space. It is conveniently located on the corner of the A22 in Golden Cross, perfect for catching the eye of passing traffic. Available from February 2026.

TO LET
£900

Location

The premises are situated on the corner of Burgh Hill Road and the A22 in Golden Cross. It therefore offers a fantastic opportunity to catch the eye of passing traffic due to the large shop frontage. Opposite the premises is a lay by for parking and across the road is the BP garage. The A22 connects into Hailsham and Eastbourne or the other direction towards Uckfield.

Current Waiting Room 17'0" x 11'9" (5.2 x 3.6)

Double doors open into the current waiting room, which could serve other uses as well as being sub divided, subject to the necessary consents being granted. Bay box window, carpet, powerpoints and ceiling light.

Current Treatment Room 24'3" x 10'5" mximum of (7.4 x 3.2 mximum of)

A spacious room that would work well for a treatment space or office space. Having bay box window, sink, wood effect flooring, powerpoints and ceiling lights.

Additional Information

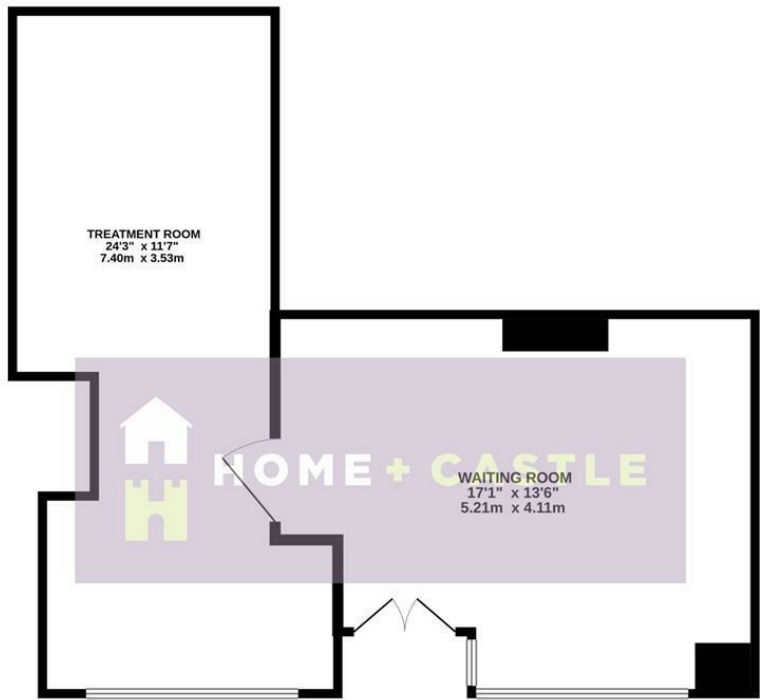
Rateable Value: £7,100

Commercial EPC Rating: B

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

COMMERCIAL PREMISES
420 sq.ft. (39.0 sq.m.) approx.



COMMERCIAL PREMISES

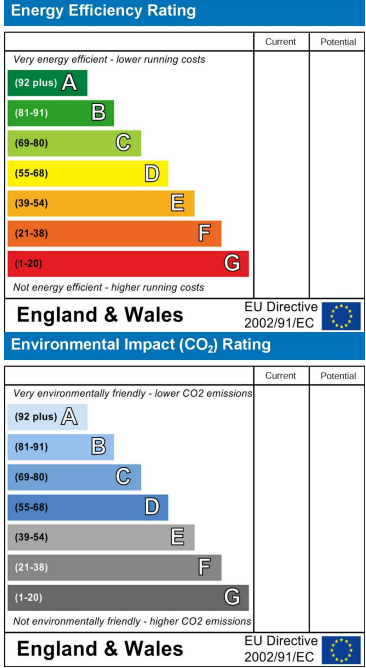
TOTAL FLOOR AREA : 420 sq.ft. (39.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.