

Heathfield – 23 High Street, East Sussex TN21 8LU  
Retail Shop to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT





# Heathfield – 23 High Street, East Sussex TN21 8LU

## Retail Shop to Rent



### Property Features:

- Prominent position on busy High Street
- Comprises former bank premises arranged over ground floor and lower ground floor. The upper parts are also available to take the property as a whole if required.
- Property benefits from a Goods Lift from lower ground floor to ground floor and 3 car parking spaces at rear as well as the free shoppers car park adjoining
- Central heating and part air conditioning
- Total area size 200 sq m (2,152 sq ft)
- VAT is NOT applicable to this property
- Available immediately on a new lease with terms to be agreed by negotiation
- Located on busy high street with occupiers nearby including Post Office, Barclays Bank, Tesco Express, Dominos Pizza, Sainsbury's, Waitrose and others.

### Property Description:

Comprises semi-detached ground floor shop with ancillary accommodation at lower ground floor and provides the following accommodation and dimensions:

Ground Floor: 161 sq m (1,732 sq ft)

Retail Area, Meeting Room, Rear Counter Area, Rear Office

Lower Ground Floor: 39 sq m (420 sq ft)

Storage, 2 WCs

*POA – also option to Let entire property, in addition to the above, this includes the first floor (634 sq ft) and second floor (650 sq ft). Price On Application*



# Heathfield – 23 High Street, East Sussex TN21 8LU

## Retail Shop to Rent



### Location:

Heathfield, an affluent market town in East Sussex, is conveniently located equidistant from Tunbridge Wells and Eastbourne. Heathfield lies near the junction of two main roads: the A267 between Royal Tunbridge Wells and Eastbourne and the A265 from Hawkhurst. The property is located on south side of the high street, with occupiers nearby including Post Office, Barclays Bank, Tesco Express, Dominos Pizza and others.

### Terms:

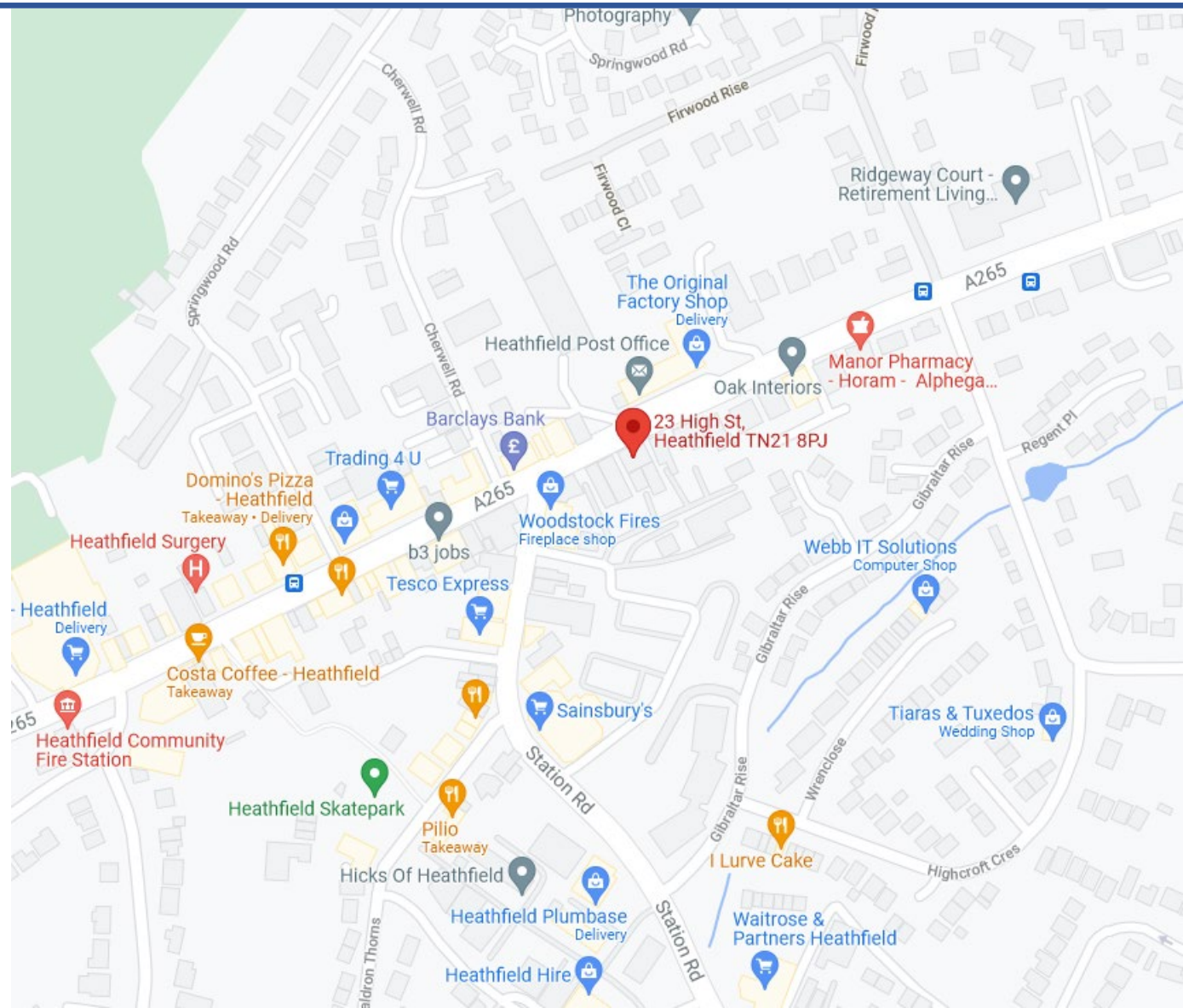
Available on a new lease with terms to be agreed by negotiation  
Rent: £379.81 per week (PCM: £1,645.83)

### Rateable Value:

Rateable Value - £18,000  
Rates Payable - £8,838

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



# Heathfield – 23 High Street, East Sussex TN21 8LU

## Retail Shop to Rent

### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – Letting Agent  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.