



**39 High Street**  
Polegate, BN26 5AB

**TO LET**  
**Rental £11,000 + £1,600 S/C**

**1,203 sq ft**  
(111.76 sq m)

- New Lease
- Great Starter Unit
- Available Now

# 39 High Street, Polegate, BN26 5AB

## Summary

<b>Available Size</b>	1,203 sq ft
<b>Rent</b>	£1,050.00 per month
<b>Rates Payable</b>	£5,239.50 per annum
<b>Rateable Value</b>	£10,500
<b>Service Charge</b>	£1,600 per annum Fixed service charge of £1,600pa
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (67)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	613	56.95
Ground	590	54.81
<b>Total</b>	<b>1,203</b>	<b>111.76</b>

## Description

Open plan ground floor retail unit with excellent basement storage space, the property would make an excellent starter unit for a new business or an expanding business looking for new premises. The property also benefits from rear delivery yard area.

## Location

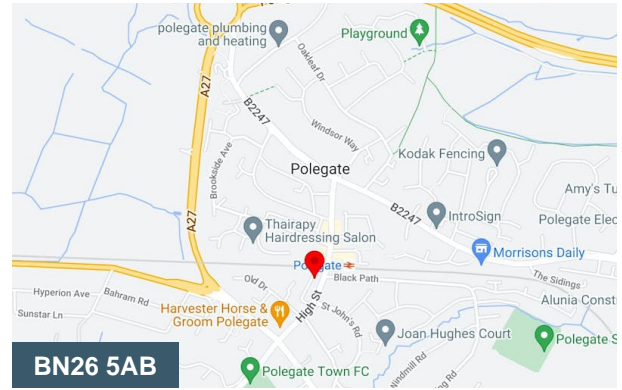
The property is located on the High Street in Polegate just outside Eastbourne with good links to the main trunk road. Other occupiers within the small parade include One Stop and Lloyds pharmacy. Polegate railway station is also a short distance away from the property.

## Terms

The property is available on a new FRI lease with terms to be agreed, with rental inclusive of service charge of £12,600 pax.

## Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property



**NEWLANDS**  
PROPERTY

## Viewing & Further Information



**Richard Lowrey**

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