



5 North Street

Hailsham, BN27 1DQ

**Town centre office suite
with car parking for sale.
Considered suitable for
redevelopment subject to
obtaining any necessary
consents**

3,922 sq ft
(364.37 sq m)

- Town centre position
- Car park to rear
- Potential redevelopment
subject to obtaining any
necessary consents
- Rare freehold office opportunity

5 North Street, Hailsham, BN27 1DQ

Summary

Available Size	3,922 sq ft
Price	£700,000.00
Rateable Value	£17,750
EPC Rating	D

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,231	114.36	Available
1st	1,121	104.14	Available
2nd	991	92.07	Available
Basement	579	53.79	Available
Total	3,922	364.36	

Description

The premises were previously occupied by a firm of accountants and are considered suitable for continued use as an office or possible redevelopment subject to obtaining any necessary consents. They benefit from private car parking to the rear. In more detail the premises are arranged as follows:

Side entrance to lobby 1.6m (5' 3") x 1.6m (5' 3") – 2.6 sq m (28 sq ft) leading to

Front office 5.0m (16' 6") x 4.7m (15' 6") – 23.5 sq m (256 sq ft) door to rear, door to:

Lobby 1.6m (5' 3") x 1.8m (6') – (included in area above) door to outside (centre door at front)

Reception 4.9 (16') x 6.1 (20') – 29.9 sq m (320 sq ft), door to:

Rear room 4.7m (15' 6") x 4.1m (13' 6") – 19.3 sq m (209 sq ft)

From reception door to corridor with doors off to:

Meeting room 4.8m (15' 9") x 4.5m (14' 9") – 21.6 sq m (232 sq ft) door to Cloakroom, door to outside,

Office 4.3m (14') x 3.2m (10' 6") – 13.8 sq m (147 sq ft) door to rear lobby, door to outside, door to:

Kitchen 2.0m (6' 6") x 1.8m (6') – 3.6 sq m (39 sq ft) fitted with stainless steel sink unit

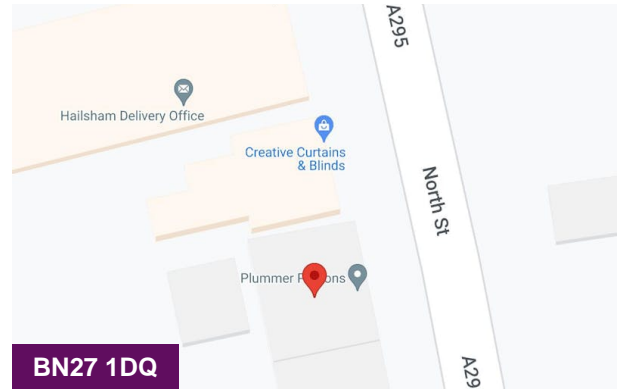
Cloakroom

Basement 4.8m (15' 9") x 11.2m (36' 9") – 53.8 sq m (579 sq ft)

Stairs to upper floors:

1st floor landing with doors to:

Rear office 2.7m (8' 9") x 2.5m (8' 3") – 6.8 sq m (72 sq ft)



Viewing & Further Information



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Rear office 4.6m (15') x 5.6m (18' 6") – 25.8 sq m (278 sq ft)

Rear office 4.2m (13' 9") x 4.8m (15' 9") – 20.2 sq m (217 sq ft)

Front office 1.8 (6') x 3.0m (9' 9") – 5.4 sq m (59 sq ft)

front office 4.3 (14') x 5.1m (16' 9") – 21.9 sq m (235 sq ft)

Front office 4.7m (15' 6") x 5.1m (16' 9") – 24.0 sq m (260 sq ft)

Cloakroom

2nd floor landing with doors to:

Rear office 3.8m (12' 6") x 4.8m (15' 9") – 18.2 sq m (197 sq ft)

Rear office 4.5m (14' 9") x 4.8m (15' 9") – 21.6 sq m (232 sq ft)

Front office 5.1m (16' 9") x 4.4m (14' 6") – 22.4 sq m (243 sq ft)

Front office 2.7m (8' 9") x 3.5m (11' 6") – 9.5 sq m (101 sq ft)

Front office 4.0m (13') x 5.1m (16' 9") – 20.4 sq m (218 sq ft)

Outside:

Generous car parking to the rear plus garage

Summary of accommodation:

Ground floor 114.3 sq m (1231 sq ft)

Basement 53.8 sq m (579 sq ft)

First floor 104.1 sq m (1121 sq ft)

Second floor 92.1 sq m (991 sq ft)

Total overall area including basement 364.3 sq m (3922 sq ft)

Offered for sale freehold on an unconditional basis with vacant possession. Offers sought in the region of £700,000.

Location

Prominently located town centre office suite with car parking for sale. The premises are situated along North Street, close to the main post sorting office and directly opposite one of the towns car parks. Supermarkets Tesco, Waitrose and Asda are close by. There are a number of National retailers in the town including WH Smith, Boots, The works etc.