



80 High Street
Uckfield, TN22 1PU

Established, modern and well fitted coffee shop in first class position at the entrance to Uckfield station and Waitrose car park to let

196 sq ft
(18.21 sq m)

- New lease available
- Extensively fitted out
- High Street position
- Located at entrance to Waitrose car park
- Close to Uckfield train station

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Summary

Available Size	196 sq ft
Rent	£7,000 per annum
Rateable Value	£4,000
EPC Rating	Upon Enquiry

Description

Well designed and extensively fitted coffee shop with customer seating. The building has been extensively refurbished to provide for a modern catering establishment located in a prime position. The business is aimed at providing commuters with hot and cold drinks and beverages on their way to and from the station. It also caters for lunch.

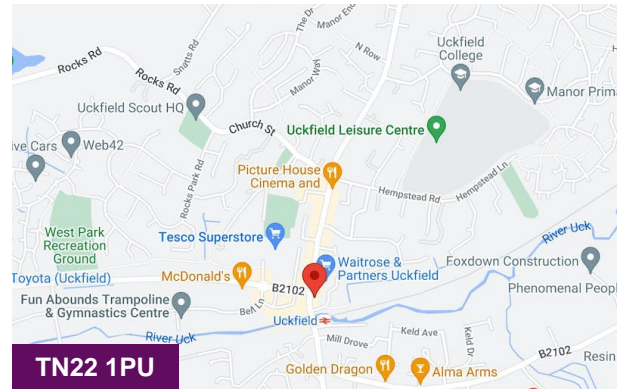
Overall 17.9 sq m (196 sq ft) plus store room and cloakroom. Fitted with commercial coffee machine, various items of catering equipment including tall fridge unit, tall freezer unit, 2 bowl sink unit plus separate hand wash sink unit. Cabled throughout and having large overhead monitors. Computerised point of sale till. Bar coding for preparation of packaged foods including sandwiches which are also made to order. Separate store room plus cloakroom.

Tenant is able to use the existing equipment without the need to fit-out but will be required to have it serviced and maintained. A security deposit will be required in respect of the equipment.

New lease available, length to be agreed at a commencement rent of £7,000pa. There will also be a rental deposit held throughout the term.

Location

Excellent position located next to the mainline railway station and at the entrance to Waitrose car park at the lower end of the High Street in this vibrant town.



Viewing & Further Information



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