



Former Post Office

75 High Street

Uckfield

TN22 1AA

TO LET High Street Retail Unit
1,426 sq ft (132.65 sq m)



Location:

The property is located on the western side of the High Street in a busy position. Nearby retailers on the High Street include Clarks Shoes, Vision Express, Waitrose, Costa Coffee, W H Smith.

**Description:**

The property comprises a stand-alone retail unit arranged over ground and lower ground. The ground floor counter / retail accommodation has a part glazed frontage, fronting onto the High Street with w/c and mess area at lower ground level floor with the main retail and office area on ground floor.

Accommodation:

| Description | SQ M | SQ FT |
|--------------------|---------------|--------------|
| Ground Floor | 109.47 | 1,177 |
| Lower Ground Floor | 23.18 | 249 |
| Total | 132.65 | 1,426 |

All floor areas referred to are net internal approximate..

Features:

- Mains electricity, water and drainage are supplied and connected.
- Basement mess area and w/c.
- Perimeter radiators

Rateable Value:

The property is currently listed on the 2010 Valuation Website (www.voa.gov.uk) as:

| Description | Rateable Value | Rates Payable Uniform Business Rate (2014/15) 0.482 |
|--------------------------|----------------|--|
| Post Office and Premises | £TBC | For rates payable interested parties should contact the local billing authority. |

Terms:

The property is available by way of Assignment of our clients leasehold interest for a term of years expiring on 25 March 2016.

Alternatively, the unit is available by way of a new sub-lease.

There is an applicant pack available via email or post which includes copies of the lease documentation, all offers should be made having full knowledge of the applicant pack.

Legal Costs:

Each party is responsible for their own legal costs.

Rent/Price:

£24,500 per annum exclusive.



Display Energy Certificate **How efficiently is this building being used?**

Royal Mail
Post Office
25 High Street
LUCKFIELD
TN22 1AA

Certificate Reference Number:
0390-2658-3910-2400-5203

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/energy.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100 **90**
E 101-125
F 126-150
G Over 150

Less energy efficient

Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three consecutive periods.

Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas
Building environment: Heating and Inheritance Ventilation
Total useful floor area (m²): 171
Asset rating: Not available

| | Minimum | Maximum |
|---|---------|---------|
| Annual Energy Use (kWh/m ² /year) | 17 | 117 |
| Typical Energy Use (kWh/m ² /year) | 23 | 129 |
| Energy from renewables | 0% | 0% |

Administrative Information

This is a Display Energy Certificate as defined in SI 2007/961 as amended.

Assessment Software: COLS OCEC v3.4.1
Property Reference: 0214280202
Assessor Name: Mr David Byron
Assessor Number: 85202783
Accreditation Scheme: EMPRI Energy Systems
Employer/Trading Name: SCLIA Court Road, Orpington, BR6 9DA
Employer/Trading Address:
Issue Date: 05-07-2012
Validated Date: 29-08-2012
Notes (all): not related to the occupier
Related Party Disclosure: not related to the occupier

Procedures/requirements for signing the energy efficiency of the building are contained in the accompanying Advisory Report.



For further Information or to arrange a viewing please contact Ricky Poonia:

**BNP PARIBAS
REAL ESTATE**

023 8038 5000
realestate.bnpparibas.co.uk

Code of Practice

BNP Paribas Real Estate supports the aims and objectives of the Code of Practice on Commercial leases in England & Wales and strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Control of Asbestos at Work Regulations 2012 (CAW Regulations)

- 1) BNP Paribas Real Estate makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- 2) BNP Paribas Real Estate strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Subject to Contract
25 June 2014 – v1

Misrepresentation Act 1967: Messrs BNP Paribas Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs BNP Paribas Real Estate Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.