

13-15 High Street Uckfield, TN22 1AG

Colliers

Lease for Sale
Assignment available.
Upper floors included.



Location

Uckfield is an affluent market town located in East Sussex on the A22 approximately 16 miles southwest of Tunbridge Wells and 18 miles northeast of Brighton.

The property is situated in a prominent position at the lower end of the High Street and only a short walk from the railway station which provides direct access into London Bridge (1h 20mins).

The High Street provides a wide range of independents and national retails such as Waitrose, Clarks, Subway, Superdrug and Peacocks.

Accommodation

The property is arranged over the following approximate areas:

Ground Floor	124.02 sqm	1,335 sq ft
First Floor	110.55 sqm	1,190 sq ft
Total	234.57 sqm	2,525 sq ft

Tenure

The property is available by way of a sublease or assignment expiring 09/03/2029 with a lease break on 09/04/2027.

Rent

Passing rent of £32,750 p.a. exclusive of rates and service charge.

Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£29,750
UBR (2025/2026)	49.9P
Rates Payable	£14,845

Interested parties are however recommended to make their own enquiries.

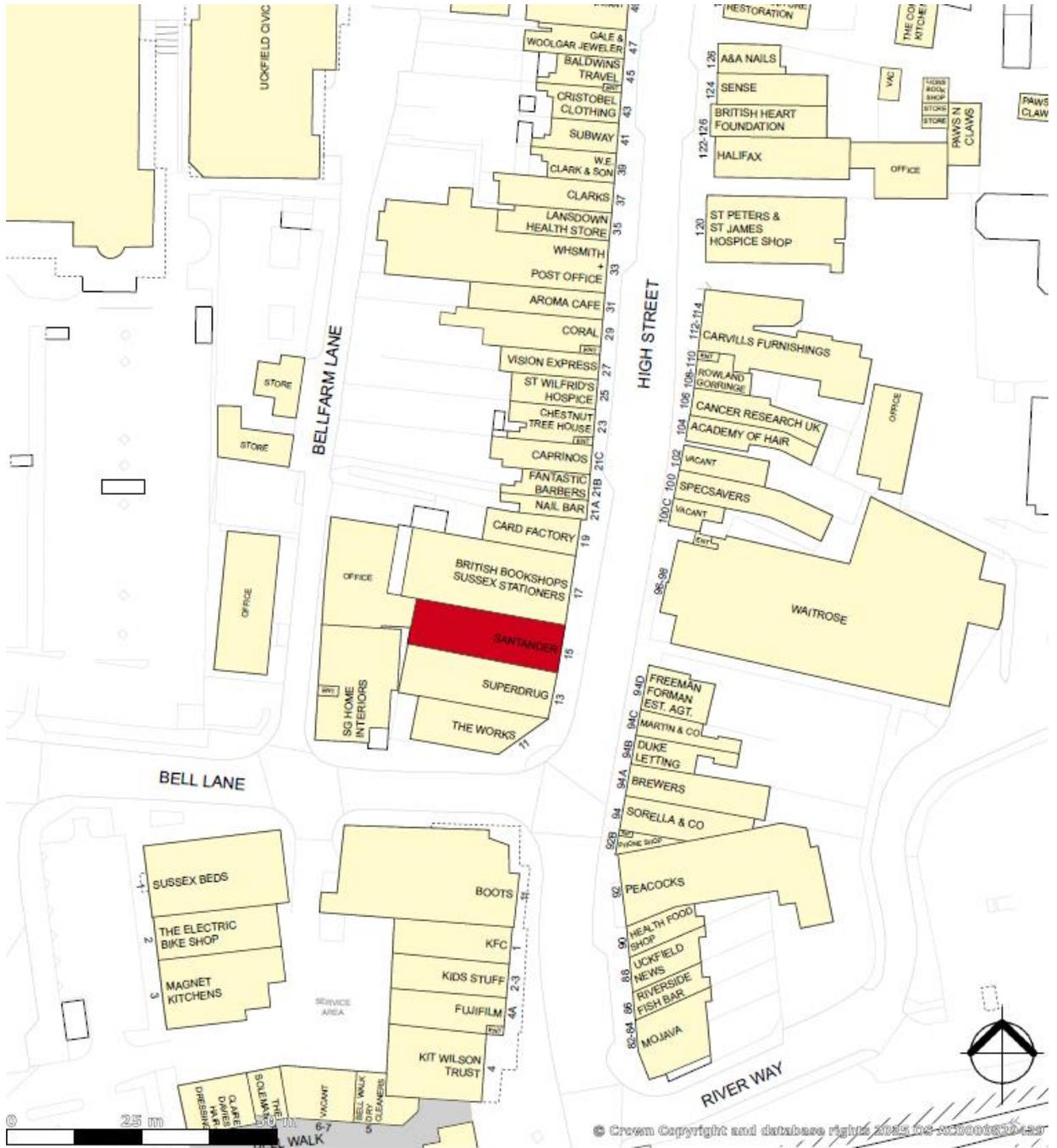
Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC certificate is available on request.

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Plotted Scale - 1:1,00

Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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