



Telephone  
**01825 76 44 88**

Website  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

## Former KFC Premises To Let Superb Trading Position

**I BELL WALK, HIGH STREET, UCKFIELD TN22 5DQ**



### LOCATION

Situated in a very prominent position at the lower end of Uckfield High Street between Boots the Chemist and Kids Stuff toy shop. These units form part of the Bell Walk complex of shops having a car park at the rear which is free for the first 2 hours. Opposite are branches of Peacocks and Waitrose.

### ACCOMMODATION

The premises comprise a ground floor shop with ancillary space on the 1st floor arranged as follows.

<b>Shop</b>	Maximum depth	63'	(19.2m)
	Width at front	20'	(6.1m)
	<b>Overall</b>	<b>~1,200 sq ft</b>	<b>(111.5 sq m)</b>

Within this area are various walk-in chiller & freezer units, cupboards + preparation & service areas. At the front is a counter/service area 20' x 11'6" (6.1m x 3.5m). There is tiled flooring, LED lighting + a suspended grid ceiling with a ceiling height of 12' (3.6m) at the front and 8' (2.4m) to the rear.



There is uPVC and stainless steel cladding in some areas + alarm & CCTV systems.

At the rear is a lobby with double loading door to rear service area + stairs to:

continued

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The Granary  
Cornfords Yard  
High Street  
Uckfield  
East Sussex TN22 1RJ

Fax  
01825 76 11 44

Email  
[info@lawsoncommercial.co.uk](mailto:info@lawsoncommercial.co.uk)

## 2. I Bell Walk, Uckfield

### Ist Floor

#### Staffroom/canteen

Maximum dimensions 18'9" x 17'  
(5.7m x 5.2m)

**319 sq ft (29.6 sq m)**

Ceiling height 9'9" (3.0m)

Vinyl flooring + air conditioning unit.

Within this area is a stainless steel sink unit + worktops & cupboards, a separate lockable cupboard (*not inspected*) and a cloakroom with low level w.c. & hand basin.



**Outside** To the rear of the building is a rear service yard shared with other occupiers of Bell Walk. 1 car space is allocated to this unit.

**TERMS** New lease on a proportionately full repairing and insuring basis, length to be agreed.

**RENT** £35,000 per annum exclusive of rates.

**RATES** Local Authority: Wealden SBR (24/25): 49.9p  
Rateable value : £21,750

**SERVICE CHARGE** There is a service charge for maintenance of the Bell Walk common areas - details to follow.

**VAT** It is believed VAT is charged on the rent & service charge.

**SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

**EPC** The ground floor has an energy performance certificate rating of B(30) and the 1st floor has a rating of E (105).

**VIEWING** Strictly by prior appointment with agents, **Lawson Commercial.**

**N.b.** It is likely that all the current equipment will be removed by the Liquidator of the previous tenant.

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continued

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### I Bell Walk, Uckfield

