

NEW RETAIL A1 / D1 OPPORTUNITY

UCKFIELD, SUSSEX

SEED HOUSE, THE BELL CENTRE, TN22 1BA

A CGI rendering of a two-story retail building with a steep, tiled roof and dormer windows. The ground floor features large glass windows and doors, with outdoor seating visible. A red car is parked in front of the building, and a red box highlights a specific unit. An orange text box is overlaid on the image.

Unit 3 – LET -Exchanged

Unit 2 - Retail A1 or D1 Space To Let, Parking

1,574 sq ft (146m²)

Indicative CGI image of the proposed scheme

www.so-retail.co.uk

LOCATION



The subject property is located in the heart of Uckfield, Sussex, positioned at the rear of the Bell Shopping Centre. The unit fronts the main car park for the scheme.

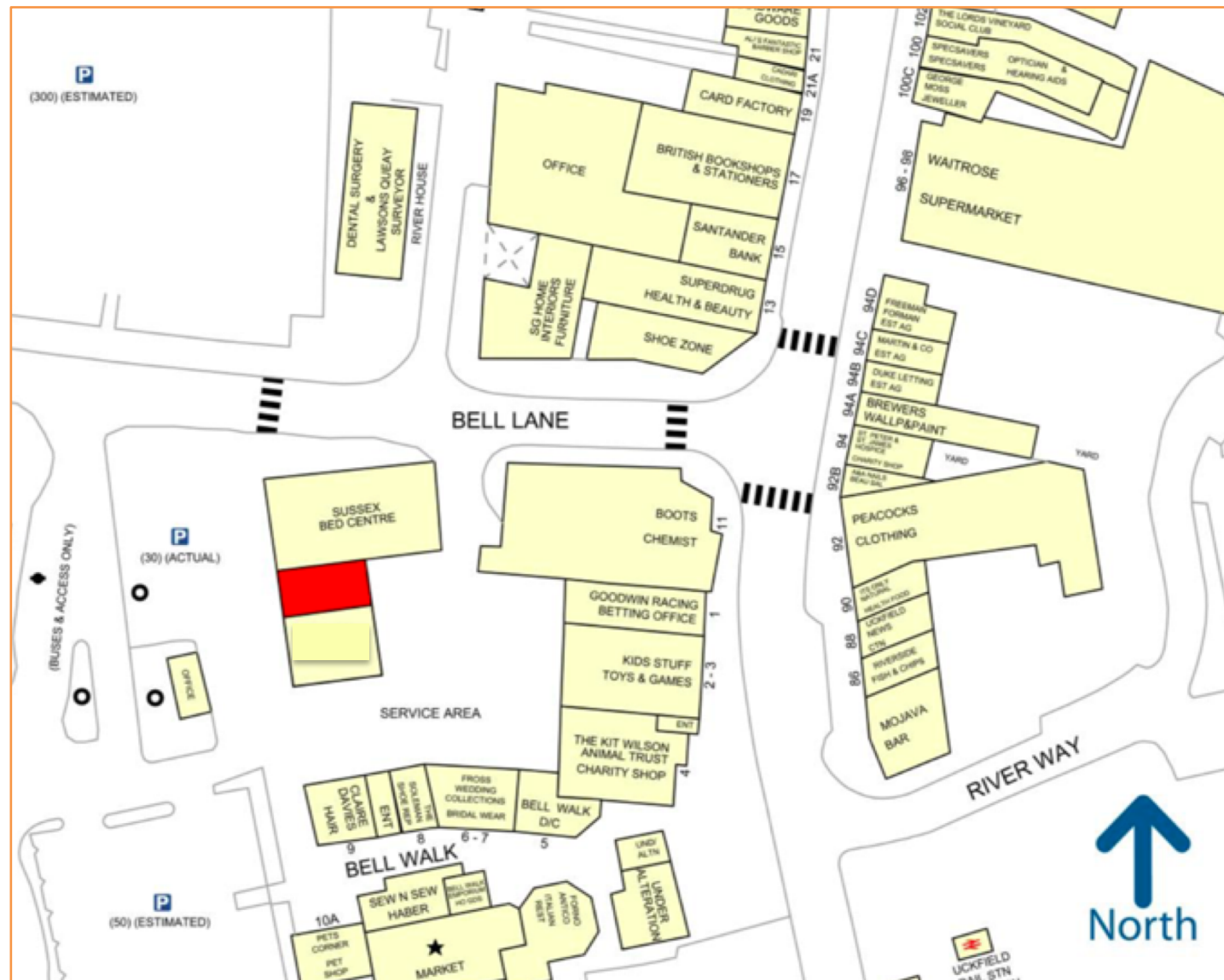
SCHEME PLAN



BELL WALK SHOPPING CENTRE • UCKFIELD • EAST SUSSEX • TN22 5DQ

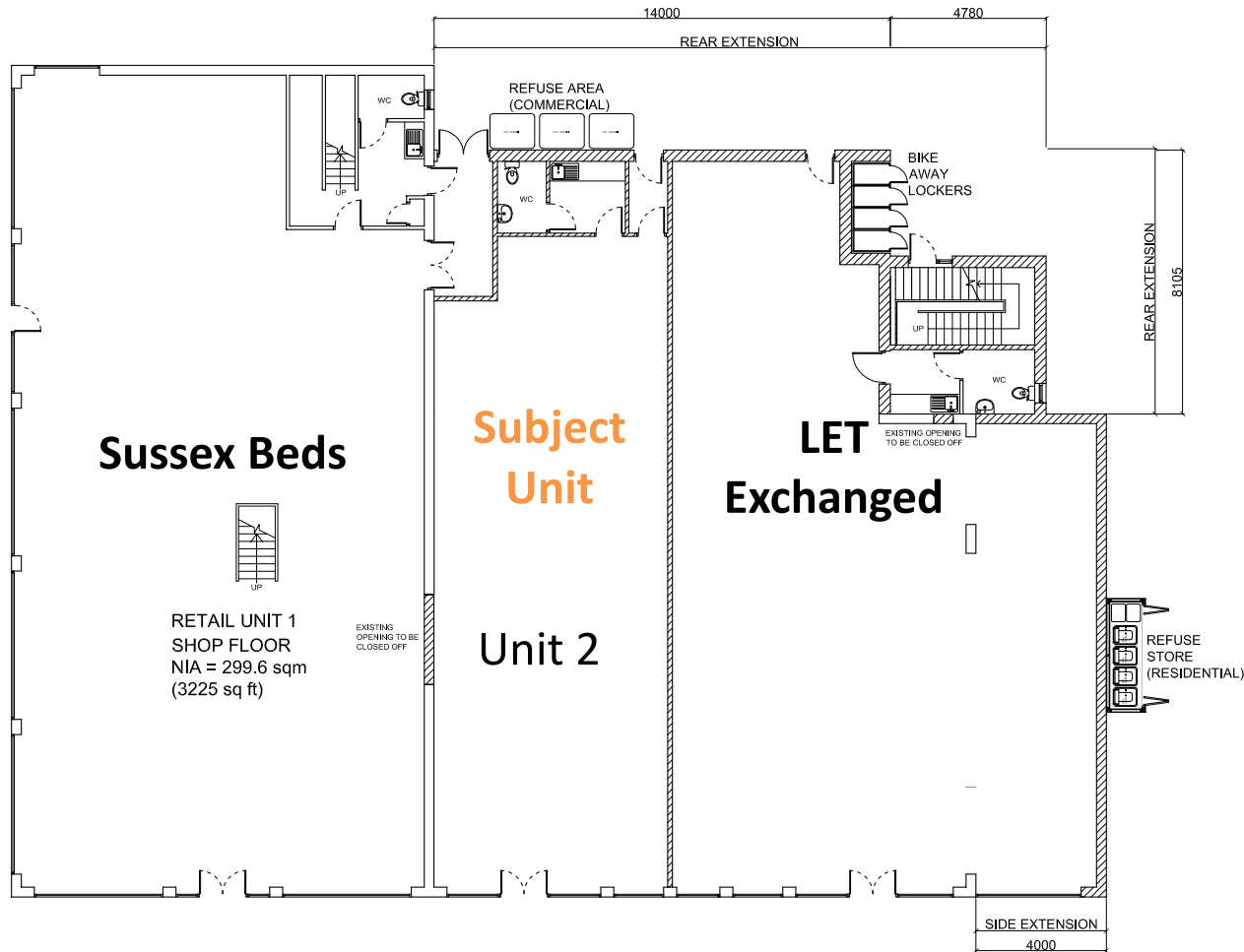
THE ABOVE GOAD PLAN IS FOR INDICATIVE PURPOSES ONLY

Not to Scale Indicative only



FLOOR PLAN

Not to Scale Indicative only



PROPOSED GROUND FLOOR PLAN

CAR PARK

MARKETING INFORMATION

	SHOP SIZE	PROPOSED USE	TERMS
Unit 2	GF 1,574 (146 sq m)	A1 / D1	New 15 year FRI lease at £32,500 pax
Unit 3	LET - EXCHANGED		

Floor Areas are GIA Areas, taken from architects plans. The property benefits from shared use of the Shopping Centre car park, and access to the rear delivery area.

Business Rates

The property is due to be reassessed by the rating authority following redevelopment. Please contact the relevant authority for further information.

Service Charge

Approximately £1.50 psf

Viewings

For further information please contact SO Retail or our Joint Agent – Cradick Retail – Andy Morrish - 01273 617141

Any viewings are to be conducted discretely via the retail agents as the existing store is still trading and staff are unaware.

CONTACT

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SUBJECT TO CONTRACT
& SUBJECT TO PLANNING
October 2018

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