

REF: 31211

Freehold Price £380,000

FREEHOLD MIXED USE INVESTMENT PROPERTY FOR SALE

**8a, b & c George Street
Hailsham BN27 1AE**



Summary

A Grade II Listed investment property located in Hailsham town centre. It is arranged as a ground floor retail/office unit which is vacant and in the process of being refurbished with an adjoining separate office which is currently occupied by a taxi firm. To the rear, there is a two-storey, two-bedroom maisonette which is also in the process of being refurbished. The refurbishment will be completed prior to completion and is being done to a very high standard. The maisonette has a side yard and rear garden.

Location

The premises are located on George Street, Hailsham. Hailsham is a well-established market town in East Sussex, located approximately 9 miles north of Eastbourne and with excellent connections via the A22 to the wider region. The town offers a diverse mix of shopping, leisure, and professional services,

supported by strong local amenities, making it equally attractive to both commercial and residential occupiers. In recent years there has been significant residential development: for example, the “Cuckoo Fields” scheme will deliver some 372 new homes, a 200-home development off Station Road has secured outline permission, and Woodbury Manor (220 homes) has also been approved. These new built units reflect the growing demand for housing locally and contribute to the town’s expanding infrastructure and community facilities.

Commercial Premises

8a George Street comprises an entrance hall, retail/office area arranged as two interconnected spaces and two WCs. Offered with vacant possession and a gross internal area of 54.2 square metres (584 square feet).

8c George Street is a self-contained office with a waiting area and external WC to the rear. Let on an informal basis at £2,880 per year. Gross internal area of 9.5 square metres (102 square feet).

Residential Premises

8b George Street is a two-storey maisonette at the rear of the property. There is an entrance hall, kitchen, dining area and utility room on the ground floor. On the first floor there is a large living room, two bedrooms and bathroom. There is a garden at the rear and yard to the side. Gross internal area of 144 square metres (1,550 square feet).

Investment Yield

Unit	Estimated Rental Value	Investment Yield at Asking Price
8a George St	£13,000	
8c George St	£3,000	
8b George St	£15,500	
Total	£31,500	8.29%

EPC Ratings: TBC

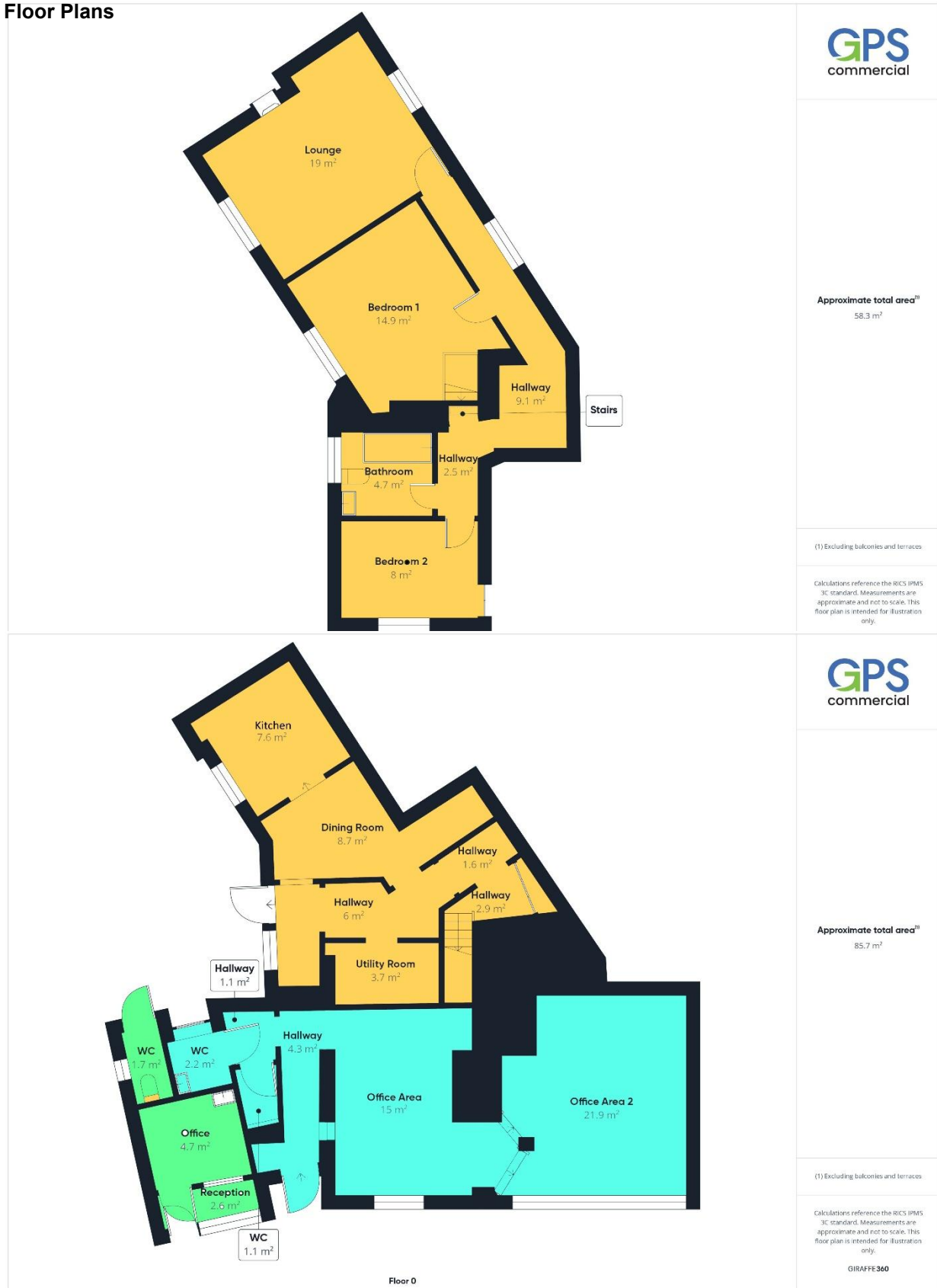
Rateable Values: 8a - £5,900, 8b - £1,125

Council Tax Band: A

Location Plan



Floor Plans



For further information please – email info@gps-direct.com

25 The Waterfront, Sovereign Harbour, Eastbourne, BN23 5UZ

Tel: 01323 727271 Email: info@gps-direct.com www.gps-direct.com

NOTICE: GPS have provided these particulars just for illustration and prospective buyers or tenants must instruct their own advisors to check all matters relating; physically to the property, its title, any planning consents & building regulations and outgoing; to any associated business. These particulars do not constitute an offer or form part of a contract. GPS has not conducted a detailed survey or tested services, appliances, or fittings; and any dimensions, floor plans and photographs provided are for indicative purposes only. GPS offer no warranties in relation to the property.