



3 Cortlandt

George Street, Hailsham, BN27 1AE

**Character, Grade II listed,
town centre building
arranged as semi-serviced
office suites for sale.
Generous car parking &
delightful gardens**

3,492 sq ft
(324.42 sq m)

- Town centre position
- Almost fully let
- Grade II Listed building
- Generous car parking
- Delightful gardens

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Summary

Available Size	3,492 sq ft
Price	£750,000
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	E

Description

The premises have been divided to provide for a number of office suites of varying sizes, let to a series of tenants with shared kitchen and cloakroom facilities. The premises are fully let except for a small single suite currently providing an annual income of £93,327.48 (February 2025). The tenants pay a single fee to include rent, use of services, heating, lighting etc. Each suite is separately assessed for business rates where each tenant pays any rates due to the local authority. Subject to obtaining any necessary consents there is potential to develop within the attic space which is currently vacant.

Breakdown of tenancies:

Suite 1 & 4 £6,513.82 per quarter (pq)

Suites 2, 3a & 3b £4,265.25 pq

Suite 5 meeting room

Suites 6 & 7 £3,250.00 pq

Suite 8 vacant but estimated £600.00 pq

Suite 9 £1,375 pq

Suite 10 £2,140.00 pq

Suite 11 £725.00 pq

Suite 12 £1,287.50 pq

Suite 13 £1,323.50 pq

Suite 14 £2,451.80 pq

Total actual income £23,331.87 pq £93,327.48 pa

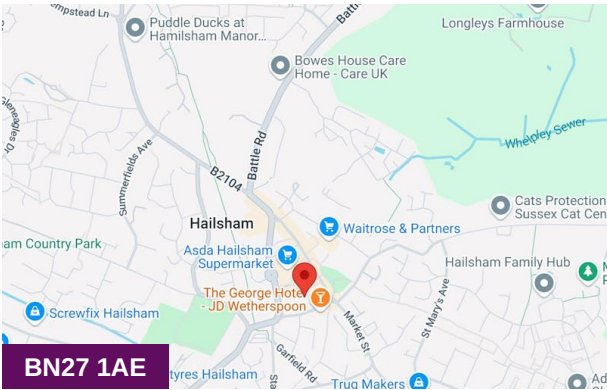
Total actual and anticipated income £23,931.87 pq £95,727.48 pa

Offered for sale freehold subject to the above lettings - £750,000

We are advised the building isn't elected for VAT

Location

Cortlandt is a delightful, character, Grade II listed building located in the centre of Hailsham town with generous car parking and extensive grounds. It adjoins one of the town centre car parks. Supermarkets Tesco, Waitrose and Asda are close by. There are a number of National retailers in the town including WH Smith, Boots, The works etc.



Viewing & Further Information



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