



86 High Street
Heathfield, TN21 8JD

**Prominent High Street
Retail/Office with Allocated
Parking**

1,137 sq ft
(105.63 sq m)

- Prominent High Street location
- 4 allocated parking spaces
- Accommodation over 3 floors
- Side/rear access
- Suitable for a range of professional occupiers
- New Lease available

Summary

Available Size	1,137 sq ft
Rent	Rent on application
Rateable Value	£13,500 Current rateable value (1 April 2026 to present)
VAT	Not applicable
EPC Rating	C

Description

Semi-detached self-contained three-storey retail/office building situated in the town centre of Heathfield.

The ground floor is DDA compliant from the front, leading to retail accommodation with rear office/storage, kitchen and WC facilities. The first floor is split into 2 main offices (the middle and front rooms are interlinked) with a separate WC and there is an open plan office/meeting room on the 2nd floor.

The premises is finished to a high standard, bringing a modern fit-out to a characterful building. The premises benefits from carpets, lighting (to be upgraded to LED), neutral painted walls, air conditioning, good security and telecoms throughout. Following the property being vacated in February 2027, the landlord will undergo a comprehensive redecoration/refurbishment.

To the rear of the property, there is a substantial car park with 4 parking spaces demised with this premises.

The property is available on a new full, repairing and insuring Lease for a term to be agreed, with the price available upon application.

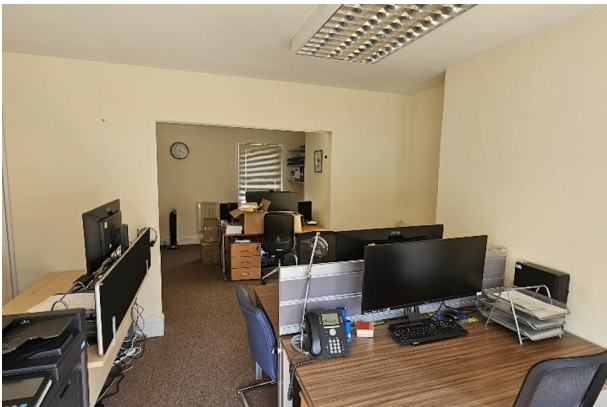
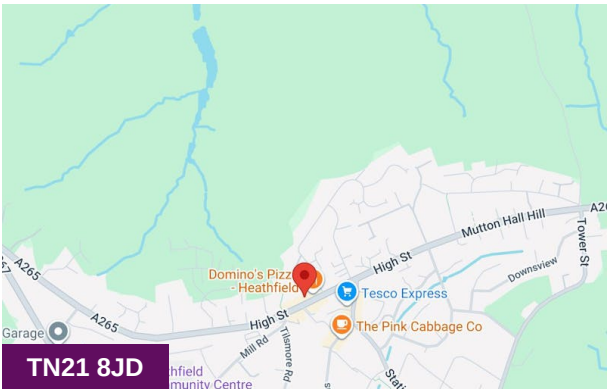
Location

Situated within Heathfield High Street, the property occupies a prominent town-centre position. The location benefits from nearby shops, cafes, professional services and a strong local footfall.

Accommodation

The accommodation comprises the following net internal areas:

Description	sq ft	sq m
Ground Floor - Front Office	150	13.94
Rear Office	156	14.49
Rear Store/Office	107	9.94
Kitchen	54	5.02
First Floor - Front Office	184	17.09
First Floor - Middle Office	155	14.40
First Floor - Rear Office	136	12.63
Second Floor - Single Office	195	18.12
Total	1,137	105.63



Viewing & Further Information



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