



**BUFFALO BILL'S, HEATHFIELD ROAD, HALLAND, EAST SUSSEX, BN8 6PW**

- **LARGE PUB & RESTAURANT PREMISES AVAILABLE TO LET**
- **MAYBE SUITABLE FOR RETAIL, HEALTH CARE, LEISURE, DAY NURSERY & ALTERNATIVE COMMERCIAL USES STPP**
- **3 BEDROOM COTTAGE MAY ALSO BE AVAILABLE TO RENT**





## Location

The site is located in Halland on the A22 adjacent to a roundabout where the A22, Eastbourne Road, is crossed by the B2196. The site is serviced by several bus routes providing access to the towns of Lewes and Hailsham to the south and Uckfield to the north. Onward connections from these locations are then possible to the coast or into London.

<https://what3words.com/manicured.depended.pint>

## Description

The premises consist of a restaurant and bar with a fully fitted kitchen and function room. There are male and female WC facilities and a front reception. There is a large shared car park and some allocated parking to the front of the premises. Floor Plan available upon request.

## Accommodation

The Buffalo Bill's Restaurant and Bar have been measured on a "Net Internal Floor Area" basis as follows:

	Sq m	Sq ft
Ground Floor	446 m <sup>2</sup>	4,800 sq ft



## Lease

A new fully repairing and insuring lease is available on terms to be agreed.

## Rent

£40,000 per annum exclusive.

It maybe possible for a tenant to rent the 3 bedroom cottage with the commercial part. Rent on application.

## Planning/ Use

We understand the site has a Hotel and Restaurant planning consent. We advise all interested parties to satisfy themselves as to the planning consents.

We consider that the site is suitable for alternative commercial uses including retail, day nursery, healthcare and other leisure uses subject to obtaining the required planning consent.



## Business Rates

To be re-assessed as there is only assessment for the restaurant and adjoining hotel operation and

UBR (2025/2026) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small business rates relief.

## VAT

VAT is not chargeable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

The property has an EPC rating of C (73). Certificate available upon request.





## BUFFALO BILLS, HEATHFIELD ROAD, HALLAND, EAST SUSSEX, BN8 6PW



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT ONLY WITH THE VENDORS AGENTS**

**TIM SHEPHERD**  
01403 333921 or 07921056072  
tshepherd@colyercommercial.co.uk

**JO PARRY**  
01403 275275  
office@colyercommercial.co.uk