

**TO LET: AN EXCELLENT LOCK-UP SHOP/OFFICE UNIT OCCUPYING A
PROMINENT POSITION WITHIN THE CENTRE OF THE VILLAGE**

(FORMERLY A BARBERS SHOP)

**UNIT 3 ASHDOWN COURT
LEWES ROAD
FOREST ROW, EAST SUSSEX
RH18 5EZ**

GROSS USABLE FLOOR AREA APPROX. 43.31 SQ M (466 SQ FT)

RENT £14,500 PER ANNUM EXCLUSIVE PLUS VAT

LOCATION

The Property occupies a prominent position fronting the main A22 (London – Eastbourne Road) within The Square, the central shopping area of the Village of Forest Row. The Village boasts a Tesco Express Store/Petrol Station, together with a Co-Op Supermarket and a good selection of individual local shops. Car parking is free within the Village and other amenities include bus services, private and public schools plus the Parish Church.

East Grinstead Town Centre and railway station, the latter serving London via East Croydon, are approximately 4 miles distant to the north. The Towns of Tunbridge Wells, Crowborough and Uckfield are all within easy reach. Junction 10 on the M23 motorway is about 10 miles.

DESCRIPTION

These modern lock-up shop/office Premises.

ACCOMODATION

Shop/Office about 6.60 m x 5.53 m (21'8" x 18' 2") wood effect laminated floor and attractive arched display windows. Door to **lobby** with fitted floor to ceiling cupboards. Staff Room about 3.20 m x 2.13 m (10'6" x 7') with laminate topped work surface with stainless steel sink unit and with cupboard under part. **Cloakroom** with hand basin, low suite WC stone floor and store cupboards.

AMENITIES

Services we understand include mains water, electricity and drainage. Wood effect strip flooring, front display windows and power points.

USER

Use Class E Retail Shop/Office.

TERMS

To be let on a new full repairing and insuring lease, terms to be agreed. A rent deposit and/or guarantor will be required and references will also be required.

RENT

£14,500 per annum exclusive plus value added tax payable quarterly in advance.

SERVICE/MAINTENANCE CHARGE

Approximately between £600/£900 per annum and includes a proportion of the Buildings Insurance premium, payable quarterly in advance.

BUSINESS RATES

The current rateable value is £9,400 and would qualify for Small Business Rate Relief but intending Tenants should make their own enquiries of Wealden District Council telephone: 01323 443322.

VAT

Prospective Tenants are advised that Value Added Tax is payable on the annual rental.

ENERGY PERFORMANCE CERTIFICATE

Please contact the Agents.

LEGAL COSTS

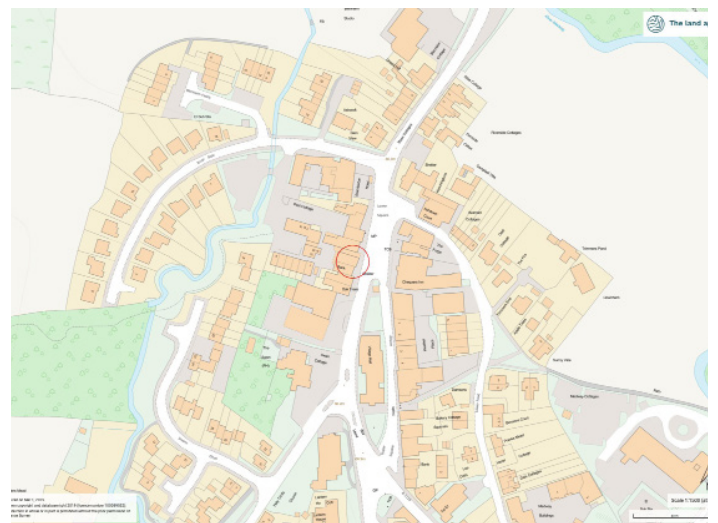
Each Party to pay thier legal costs, incurred in the transaction.

VIEWING

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