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Shop In Prominent Position To Let
Adjacent To Free Shoppers Car Park
SHOP I ASH HOUSE
STATION ROAD, HEATHFIELD TN21 8LD



LOCATION

The premises are situated in a prominent position at the north end of Station Road close to its junction with the High Street and on the corner of the entrance to the free shoppers car park adjacent to **Sainburys** supermarket. Other businesses in the immediate vicinity include **Woodstock Fires**, **Farrago**, **Tesco Express** and **All Wrapped Up**.

ACCOMMODATION

The premises comprise a ground floor lockup shop with a parking space to the rear together with a basement store. In more detail the premises are arranged as follows:

Shop	Double shopfront with door to:		
Front section	Internal width	21'6"	(6.5m)
	Depth into bay	15'3"	(4.6m)
		328 sq ft	(30.5 sq m)
Rear section	Step up to:		
	Internal width	20'9"	(6.3m)
	to depth 9'3" (2.8m)		
	widening for 12' (3.7m) to:	21'6"	(6.6m)
	Net area	448 sq ft	(41.6 sq m)

Total Usable Retail Area
776 sq ft (72.1 sq m)



Exposed brick pillars, mixture of pendant & track lighting + a timber effect laminate floor. Door at rear to rear corridor giving access to:

continued

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2. Shop I Ash House, Station Road, Heathfield

Office/store 7' x 11'9" (2.1m x 3.6m) **82 sq ft (7.6 sq m)**
Sliding door with wall-mounted hand basin.

Kitchenette 10' x 5' (3.0m x 1.5m) **50 sq ft (4.6 sq m)**
with stainless steel sink unit + space for fridge.

Cloakroom with low level w.c. + hand basin.

Stairs to:

Basement

Section 1 15'6" x 12' (4.7m x 3.7m) **186 sq ft (17.3 sq m)**

Section 2 23'6" x 6'6" (7.2m x 2.0m) **153 sq ft (14.2 sq m)**

339 sq ft (31.5 sq m)

Steps up to:

Section 3 Max dimensions 12'3" x 6'6" (3.7m x 2.0m)
67 sq ft (6.2 sq m)

Total Overall Area 1,314 sq ft (122.1 sq m)

Outside There is 1 car parking space allocated to the shop at the rear of the building.

TERMS New 5 year lease on a proportionately full repairing and insuring basis.

RENT £14,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (26/27): 43.2p
Rateable value: £14,750

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate Band C (69).

continued



Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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