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Vehicle Repair/Bodyshop Unit To Let
Prominent Main Road Position - Part of Ninfield Garage
UNIT 3 NINFIELD GARAGE
BEXHILL ROAD, NINFIELD TN33 9EE



LOCATION

This prominent garage is located on the junction of the A269 Ninfield/Bexhill road, with Bexhill being 4 miles south, and the B2204 Catsfield road to Battle which is some 5 miles distant. Other occupiers on the site include a petrol station, a convenience store, Wadesons property maintenance and Monkey Puzzle MOT Centre.



ACCOMMODATION

The garage site is divided into a number of business units. There is a petrol station and a tyre facility to the front. A shared driveway leads to a car sales site and to the rear of the building where there is a MOT facility and the subject Unit 3 plus additional car parking. The unit comprises a large workshop/store currently used for bodyshop repairs.

Unit 3

Internal width 59'6" (18.1)

Depth 36'3" (11.0m)

Overall

2,157 sq ft (200.4 sq m)

Eaves height 17'6" (5.3m)

Roller shutter door to rear.

Height under mezzanine 9'3" (2.8m)



Stairs to:

Mezzanine

20' x 13'6" (6.1m x 4.2m)

270 sq ft (25.1 sq m)

Currently used as an office with
kitchenette & cloakroom.



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Unit 3 Ninfield Garage

Total Overall Area 2,427 sq ft (225.5 sq m)

Outside

Immediately to the rear of the main building is a gravelled car parking area shared with other occupiers. Unit 3 has 6 allocated spaces.



SERVICES

Tenants share the cloakroom accommodation on the 1st floor of the main building accessed from the rear. The tenant will contribute towards water charges currently £500 per 6 months for both water in and out. Electricity is via a check meter. The tenant will also be expected to contribute to building insurance currently £800 per 6 months.

TERMS

New 6 year lease with a review after 3 years on a proportionately full repairing and insuring basis without automatic rights of renewal.

RENT

£20,000 per annum exclusive of rates.

RATES

Local Authority: Wealden SBR (26/27): 43.2p
Rateable value : £9,300

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

We are informed VAT is not charged on the rent.



N.B.

There is a spray booth currently in the Unit which is available by separate negotiation otherwise it will be removed.

14' x 23' (4.3m x 7.0m) - 322 sq ft (29.9 sq m)

There is also a mixing room 5'9" x 8'6" (1.8m x 2.6m) - 49 sq ft (4.6 sq m).

SERVICES

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

continued

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Accred. No. A6545



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Unit 3 Ninfield Garage



EPC Energy performance certificate Band D (88).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

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