



The Garage

Cowbeech, Hailsham, BN27 4JE

**Motor trade premises to let
arranged as a number of
units set in a secure yard -
Cowbeech, Nr. Hailsham,
East Sussex.
£78,000pa (£6,500pcm).**

9,232 sq ft
(857.68 sq m)

- Former Motor Trade premises
- Good size secure yard
- Inspection pit & rolling road
- Various workshop & store units
- Former MOT testing station in rear unit, class 4 & 7
- Ample parking on site
- 3 phase power supply to site
- Close to the town of Hailsham
- 24hr unrestricted site!

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Summary

Available Size	9,232 sq ft
Rent	£78,000 per annum
Rateable Value	£44,000
EPC Rating	E

Description

The premises comprise a number of units set within a secure gated site arranged as follows:

Building 1 – 21.2m (69'6") x 12.0m (39' 3") – 254.4 sq m (2,728 sq ft) Within this space has been created a reception area to the front fitted with air conditioning unit plus office with air conditioning unit, cloakroom and store. It has an electric roller shutter door to front with further door to side, floor standing oil fired boiler. Opening to

Building 2 – 18.3m (60') x 18.6m (61') – 340.4 sq m (3,660 sq ft) fitted with electric roller shutter door to side, sliding door to rear, personal access door, floor mounted oil fired boiler with external oil tank plus roof panels providing good natural light. Within this space has been created a kitchen area, mess room and cloakroom.

Building 3 – 9.0m (29' 6") x 3.8m (12' 6") – 34.2 sq m (369 sq ft) adjoining

Building 4 – 9.3m (30' 6") x 4.2m (13' 9") – 39.0 sq m (419 sq ft) light & power connected

Building 5 – 12.7m (41' 9") x 15.0m (49' 3") – 190.5 sq m (2,056 sq ft) 3 electric roller shutter doors to front, personal access door to side, roof panels providing good natural light, covered pit and former rolling road. This building was a former MOT testing station.

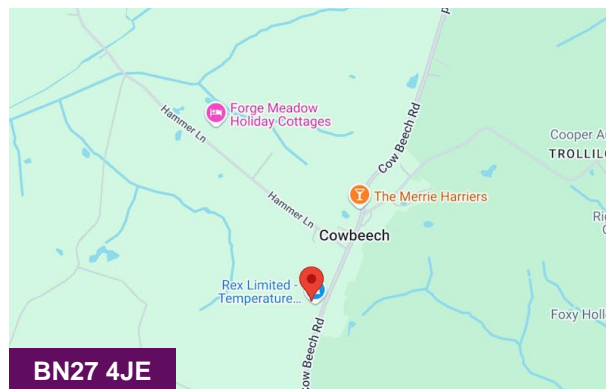
Total overall area all units 858.5 sq m (9,232 sq ft)

Outside there is a good size yard area, mainly fence enclosed with security gates to front providing generous parking, lorry turning etc.

New 10 year lease available with rent review at 5th year on normal fully repairing and insuring terms.

Location

The premises are located on Cowbeech Road close to the centre of the village and adjoin Curtis & Shaw garden machinery. They have historically been used in connection with the motor trade and previously held an MOT test certificate. Cowbeech can be reached from the junction of the A271 at Carters Corner just outside the town of Hailsham.



Viewing & Further Information



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