



The Shaw Barn, Unit 1, The Shaw Barn, Whitesmith, BN8 6JD

Ground Floor Workshop/Store

- Quiet semi rural Location
- Adjoining A22 London Rd

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Summary

Available Size	976 sq ft
Rent	£6,500 per annum
Rates Payable	£2,944 per annum We are advised by Wealden District Council that the Rateable Value is £5,900, subject to transitional relief or charges that may be applicable. Discounts may be available, please enquire of local Rates Office.
Rateable Value	£5,900
Service Charge	Service Charge Contribution based on 4.3% of Total Annual Expenditure
Car Parking	Ample visitor parking
VAT	Applicable. VAT is payable on Rent
Legal Fees	Incoming Tenant will be liable for contribution of £350.00 plus VAT towards FH Legal Costs
EPC Rating	D (76)

Description

Ground floor premises suitable for Office/Workshop or storage with kitchen area, 2 X separate w.c and dedicated parking

Main Area 61' 10" X 15' 8"
Kitchen Area
2 X WC

Location

The premises is situated in a semi-rural location at Whitesmith, between Hailsham and Uckfield on the A22. Newhaven Channel Port, the coastal resorts of Eastbourne and Brighton, and mainline railway stations at Berwick, Lewes and Polegate are all within easy reach. It is set back from the A22 and benefits from seclusion and privacy.

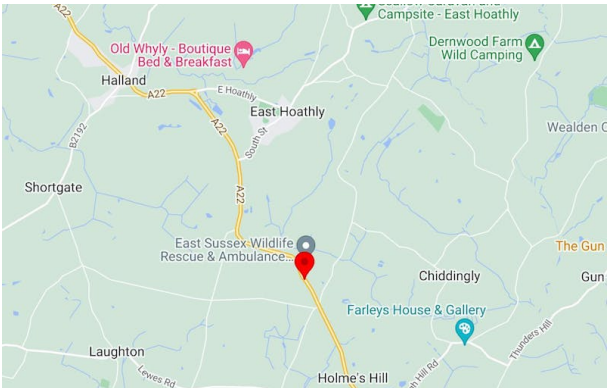
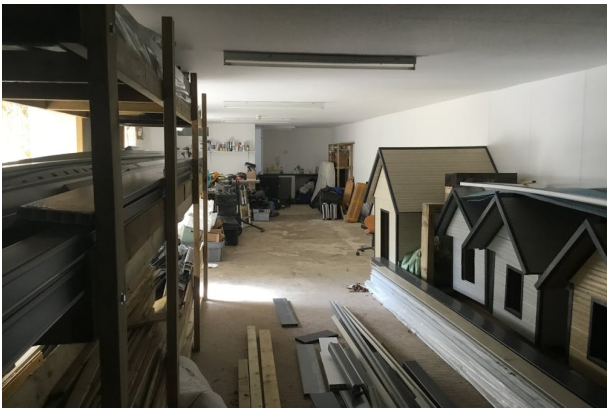
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop/Office/Store	976	90.67	Available
Total	976	90.67	

Viewings

Strictly by appointment through the owners Agents.



Viewing & Further Information

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