



12 Shaw Barn, Whitesmith, BN8 6JD

First floor storage/ workshop space available - To Let

- RENT - £3,000 pax
- QUIET SEMI RURAL LOCATION
- PARKING INCLUDED
- 100% SMALL BUSINESS RATES RELIEF AVAILABLE
- ADJOINING A22 LONDON ROAD

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Summary

Available Size	398 sq ft
Rent	£3,000 per annum Exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£691.20 per annum Subject to status, 100% small business rates relief is available.
Rateable Value	£1,600
Service Charge	A service charge is payable on this property, please ask for further information.
VAT	Applicable
Legal Fees	Incoming Tenant will be liable for contribution of £400 plus VAT towards FH Legal Costs
EPC Rating	C (73)

Description

First floor unit with natural light, suitable for a variety of uses including storage/ workshop/ studio.
The space comprises an open plan space with a private kitchenette and W/C.

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:

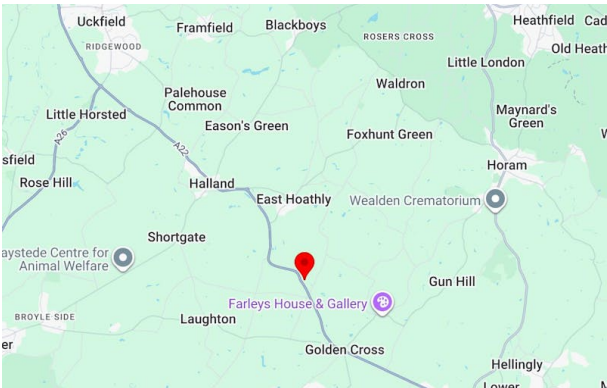
Name	sq ft	sq m
Ground	398	36.98
Total	398	36.98

Terms

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Subject to status, a rental deposit will be required.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information

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