



## 3B Shaw Barn, Whitesmith, BN8 6JD

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Ground floor storage/ workshop space available - To Let

- RENT - £4,200 pax
- QUIET SEMI RURAL LOCATION
- PARKING INCLUDED
- 100% SMALL BUSINESS RATES RELIEF AVAILABLE
- ADJOINING A22 LONDON ROAD

## Summary

<b>Available Size</b>	773 sq ft
<b>Rent</b>	£4,200 per annum Exclusive of rates, bills, VAT and all other outgoings.
<b>Rates Payable</b>	£2,246.40 per annum Subject to status, 100% small business rates relief is available.
<b>Rateable Value</b>	£5,200
<b>Service Charge</b>	A service charge is payable on this property, please ask for further information.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Incoming Tenant will be liable for contribution of £400 plus VAT towards FH Legal Costs
<b>EPC Rating</b>	D (78)

## Description

Ground floor unit suitable for a variety of uses including storage/ workshop/ studio. The space comprises an open plan space with a roller shutter.

## 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:

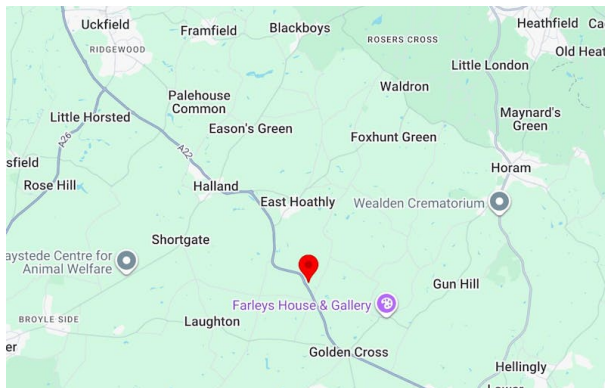
Name	sq ft	sq m
Ground	773	71.81
<b>Total</b>	<b>773</b>	<b>71.81</b>

## 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

**Jack Bree MRICS**  
01323 302333  
jack@breeprenton.co.uk