

TO LET

**NEWLY REFURBISHED
OFFICE/RETAIL/WORKSHOP UNIT
28.24 SQ M (304 SQ FT)**

The Old Forge, Denmans Lane, Lindfield, RH16 2LB



Summary

Available Size	304 sq ft
Rent	£12,000 per annum exclusive.
Business Rates	Rateable Value: £1,600 with a UBR of 49.9 p in £. 100% Business Rates Relief available subject to the status of the tenant.
EPC Rating	E (124)

Location

Lindfield is a quaint village, situated just 2 miles to the north-east of Haywards Heath.

Transport communications are excellent with the A272 being 1.5 miles to the south of the property, leading to Heathfield and beyond to the east and Petersfield and beyond to the west.

The property is conveniently located just behind Lindfield High Street and is accessed via a courtyard entrance.

Description

The premises comprise accommodation at ground floor only, divided into three rooms.

Accommodation

The premises have the following approximate net internal floor areas:

Description	Sq ft	Sq m
Total	304	28.24

Specification

- Newly refurbished
- Electric heating
- Laminate wood flooring
- Kitchenette
- WC

Terms

A new lease is available on terms to be agreed.

VAT

VAT is not applicable on the price quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



James Hamblyn
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jrh@crickmay.co.uk

More details @ crickmay.co.uk

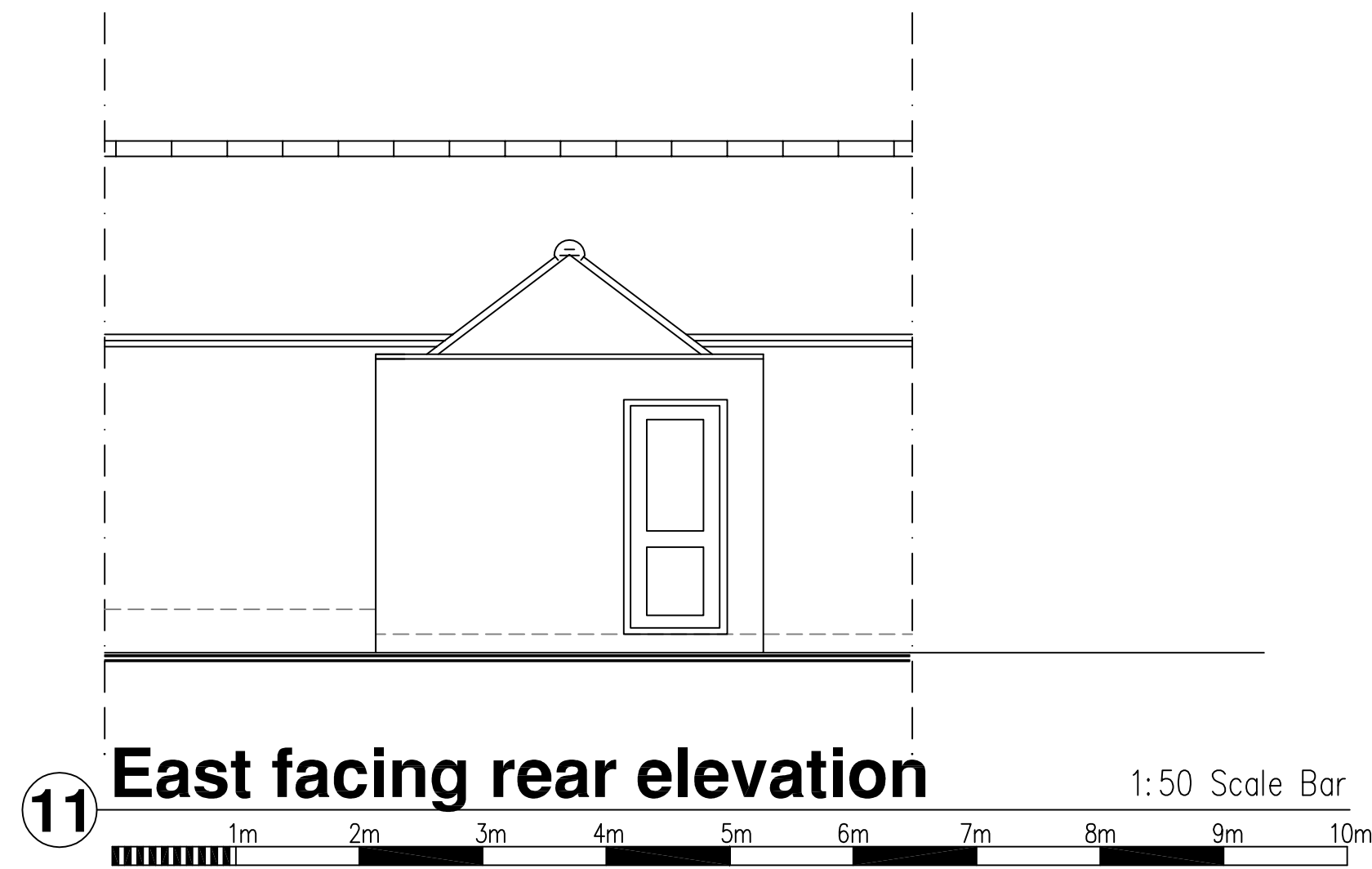
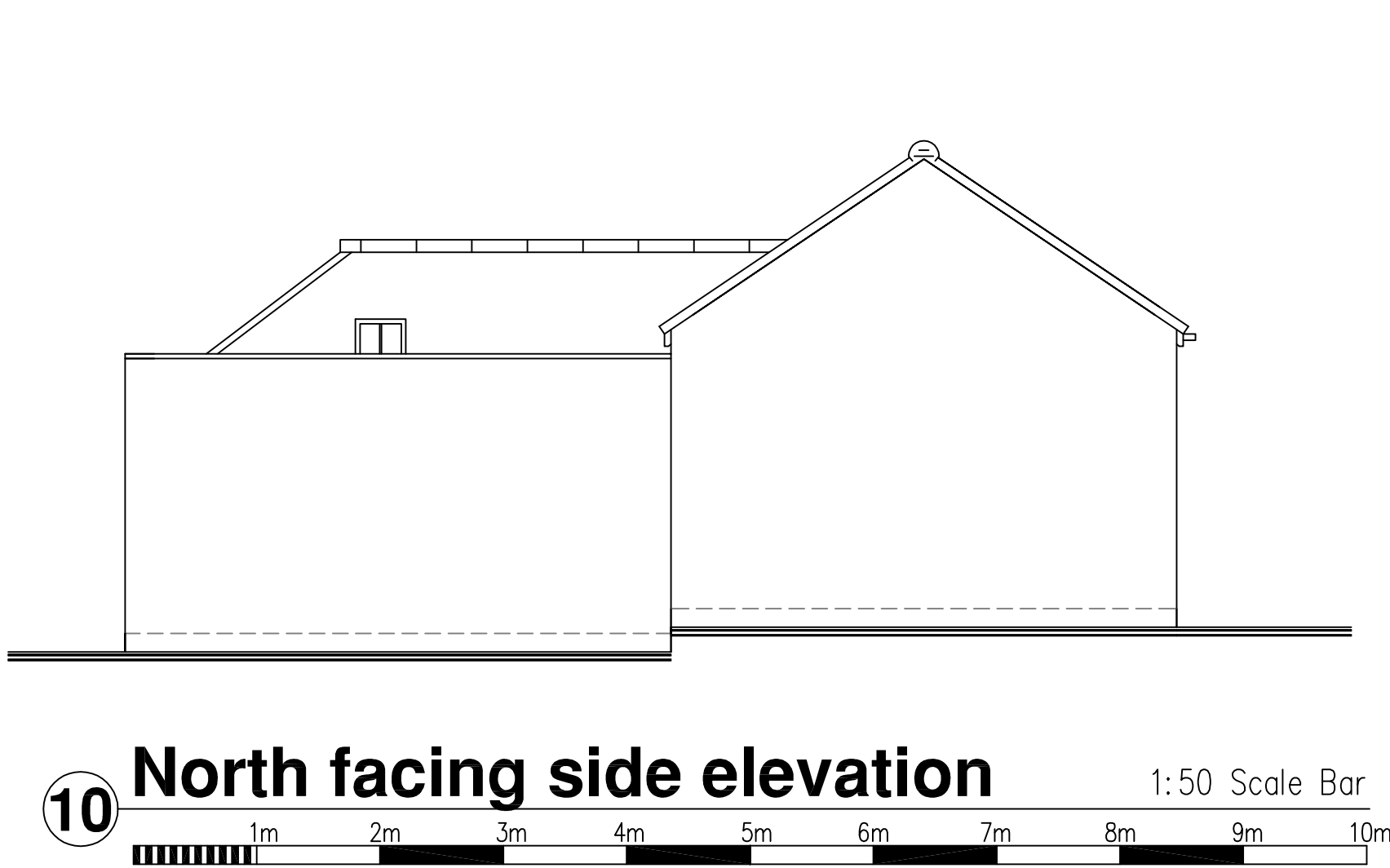
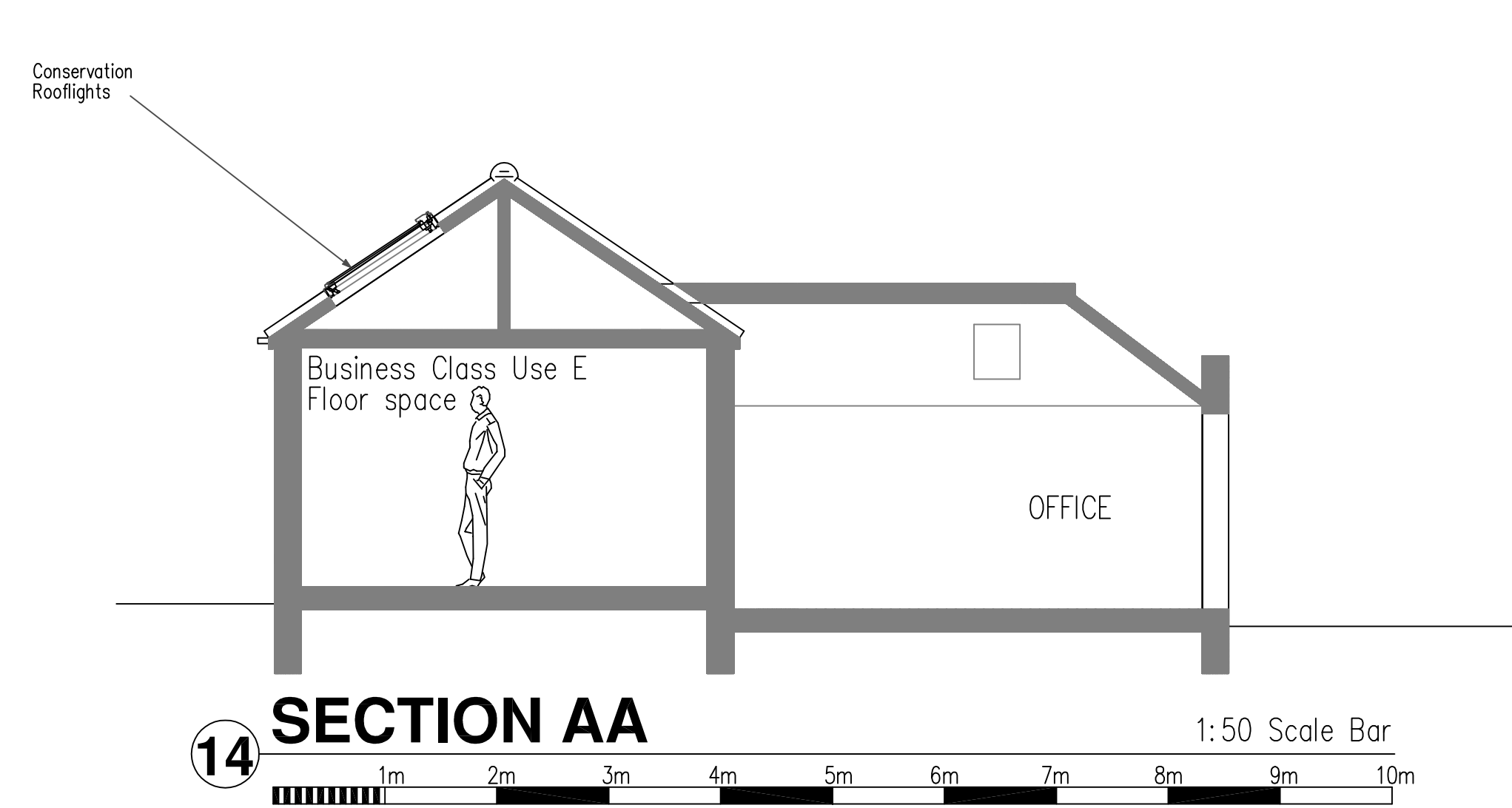
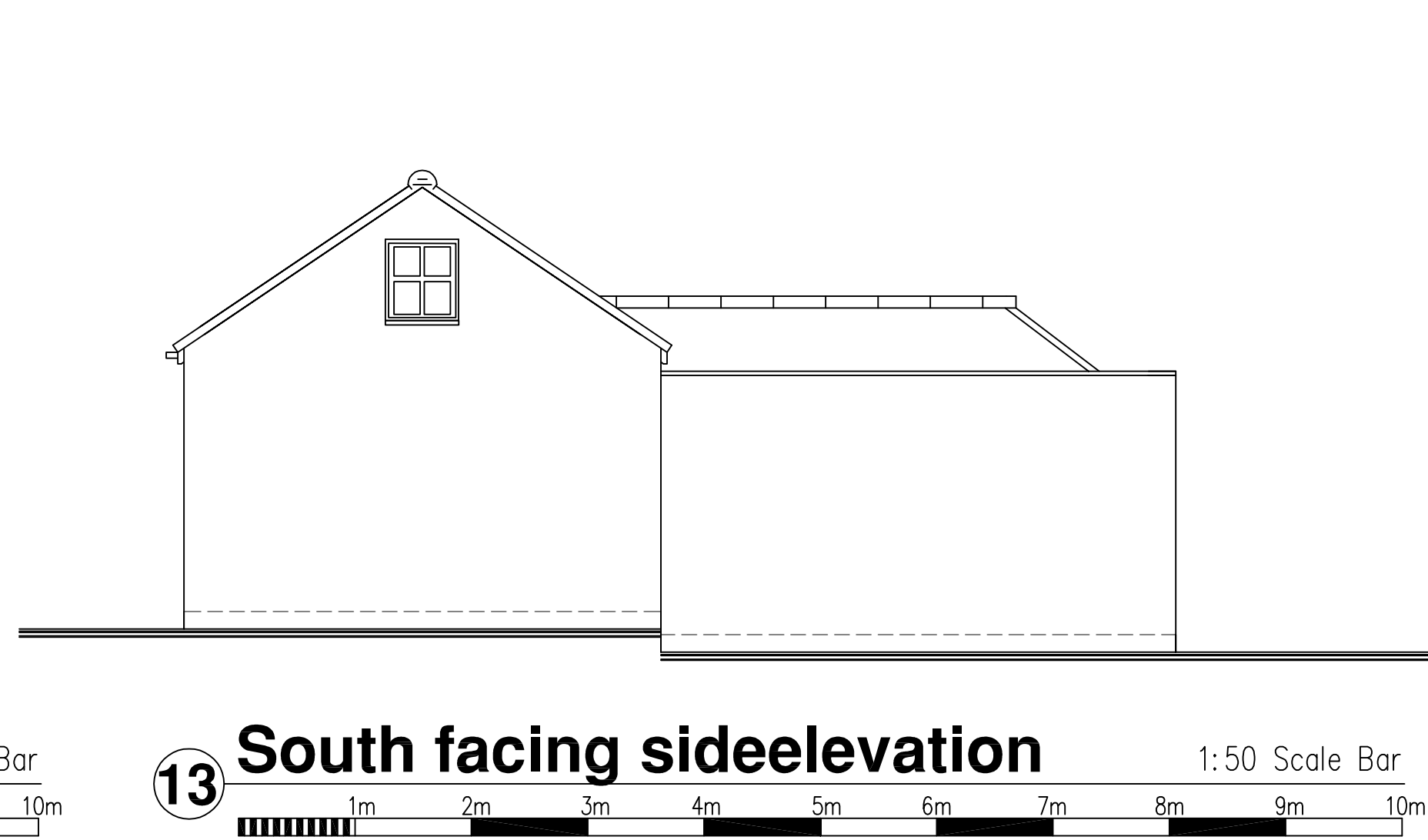
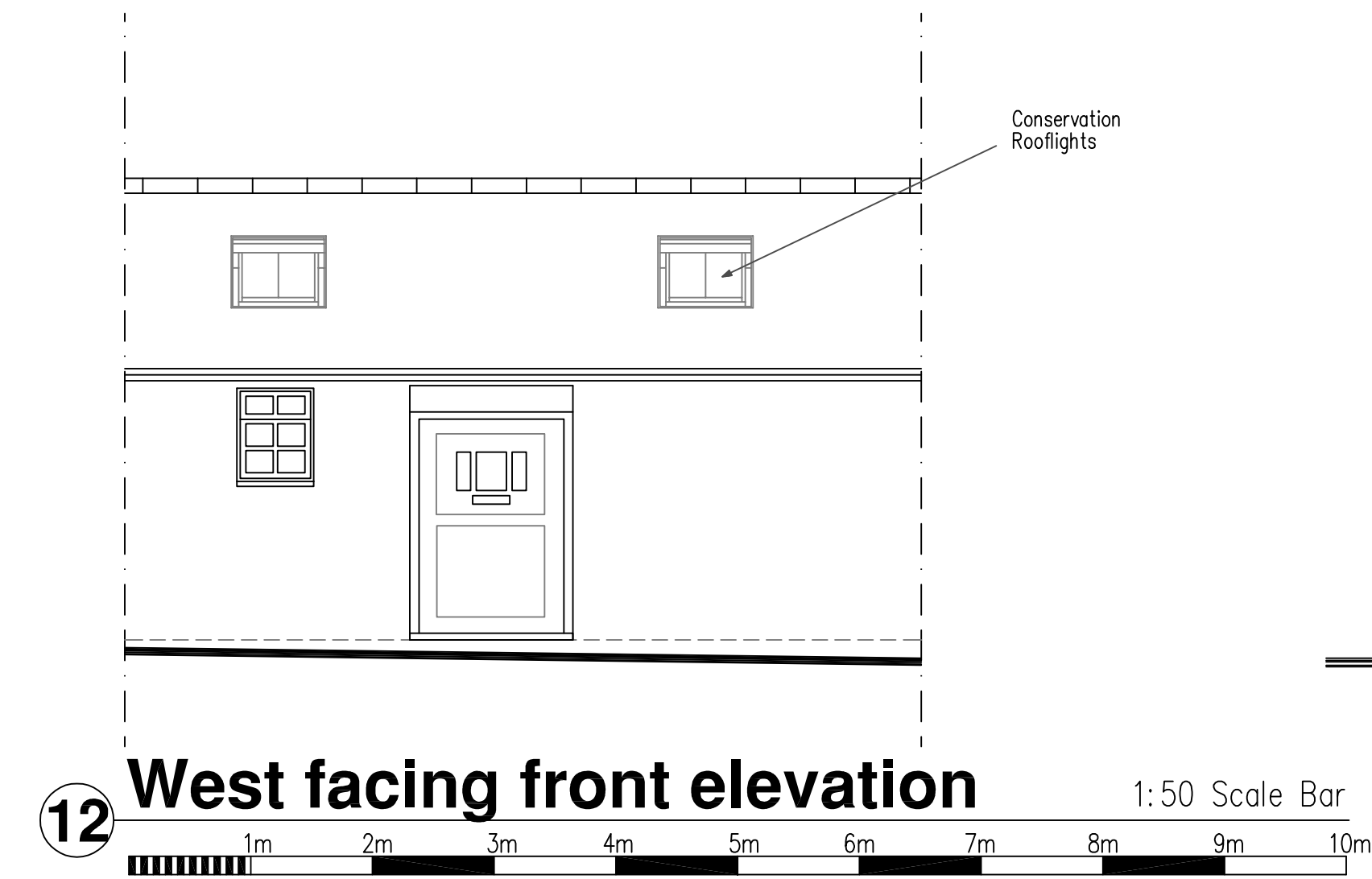


Crickmay Chartered Surveyors
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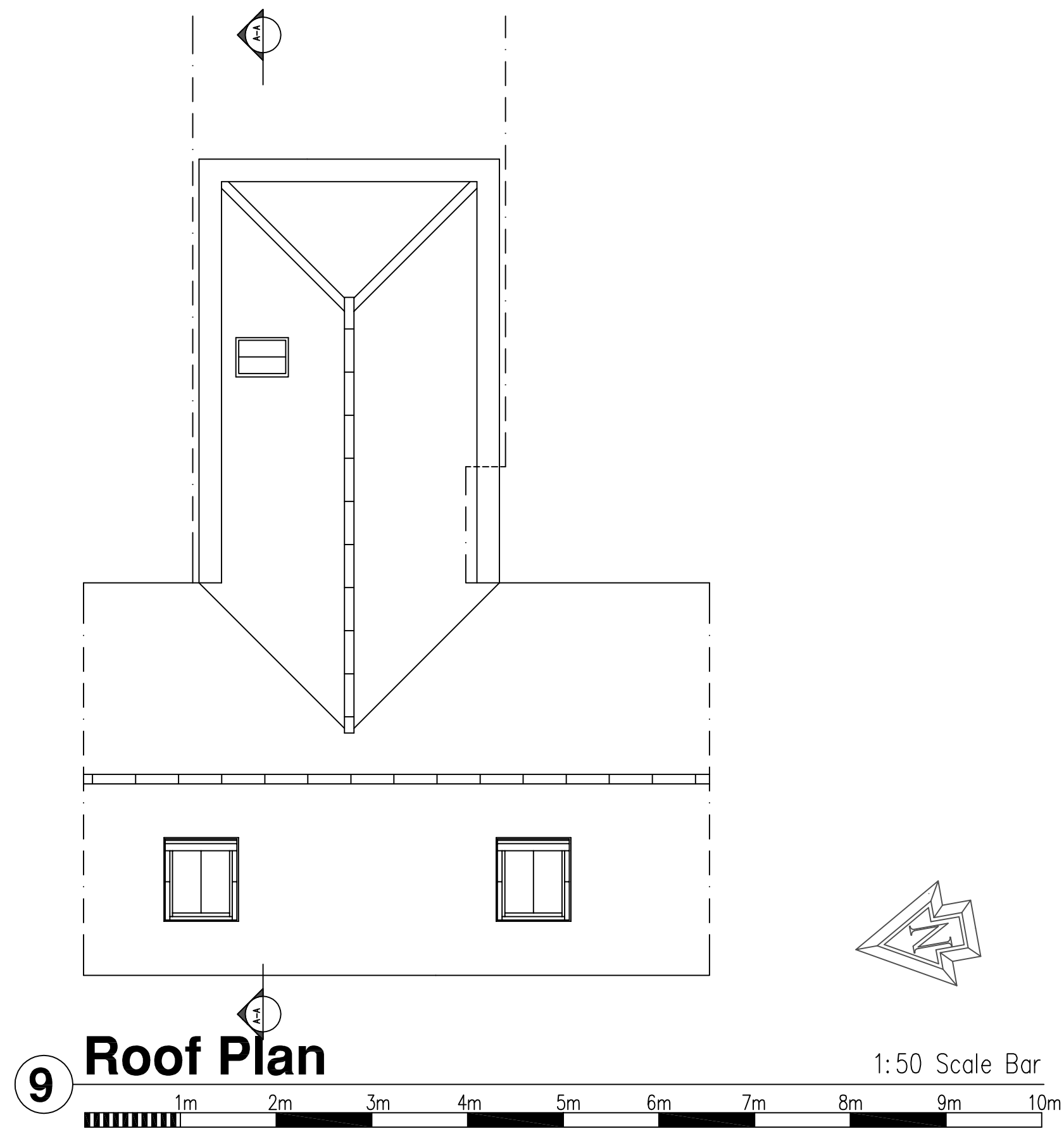
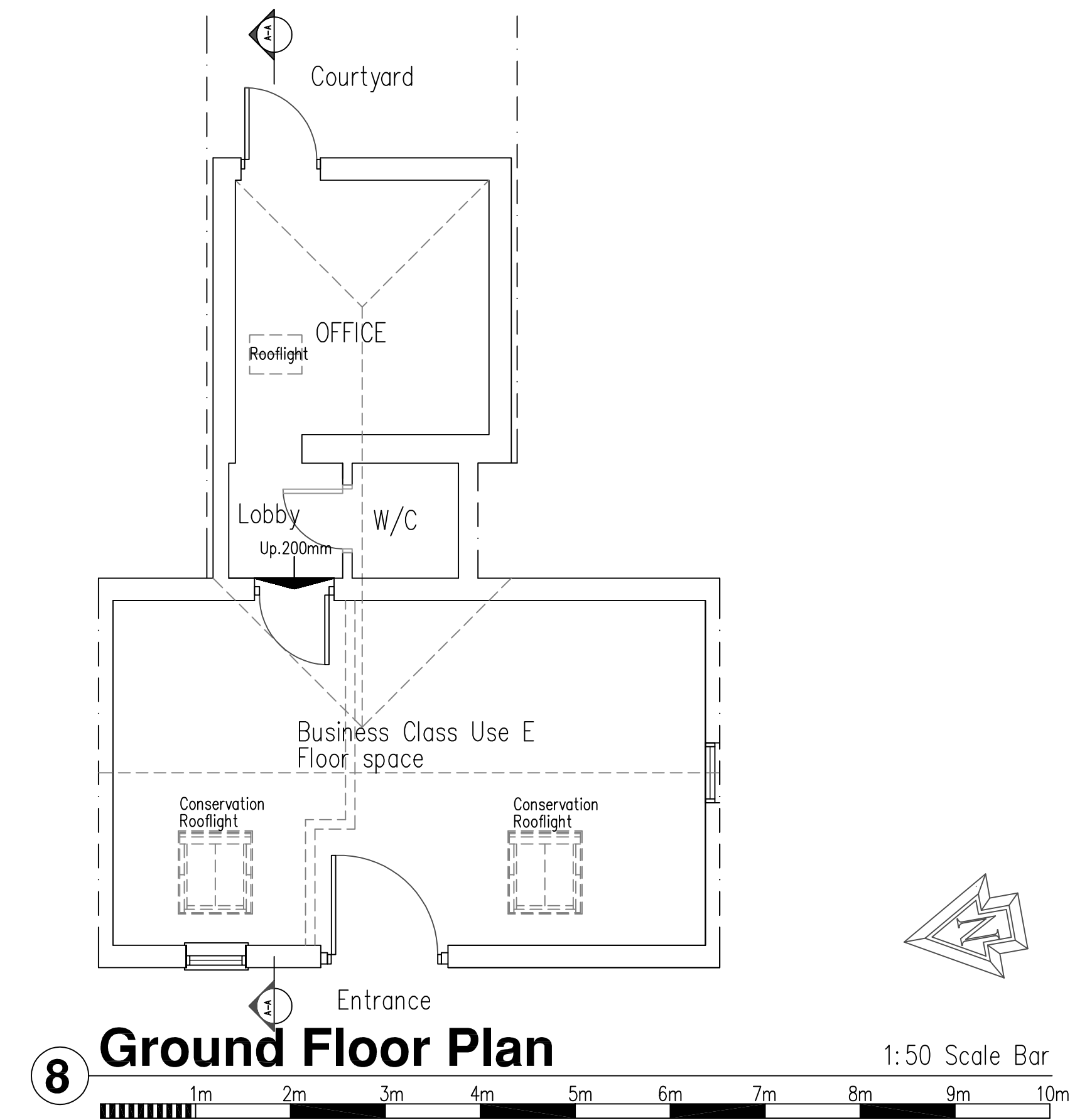
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Project:	
Proposed Conservation Rooflights At: The Old Forge, Denmans Lane Sussex RH16 2LB	
Drawing title:	
Plans & Elevations As Proposed	
Client:	
Mr Chris Carter	
Scale:	Paper size:
1:50 1:100	A1
Date:	
20.11.2020	
Drg. No.	Rev'n
02	A
Note: All dimensions to be checked on site.	