



## Pencil Patch, Wittersham Road, Rye, TN31 6TD

### Rural Barn/Workshop To Let

- £29,000 per annum
- Rural Location
- Call for an appointment to view
- Secure Yard
- Off-road Parking
- New Lease

# Pencil Patch, Wittersham Road, Rye, TN31 6TD

## Summary

<b>Available Size</b>	3,461 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (72)

## Description

Detached rural barn/workshop providing a variety of spaces arranged over five principle rooms. The property benefits mezzanine storage, and off-road parking.

## Location

The unit is located on Wittersham Road just to the north of Peasmarsch and north-west of Rye. It is a short distance to the A268 giving good access to the A256 south coast trunk road and north towards Tenterden, Sandhurst and the A21 beyond.

## Accommodation

The accommodation comprises the following areas:

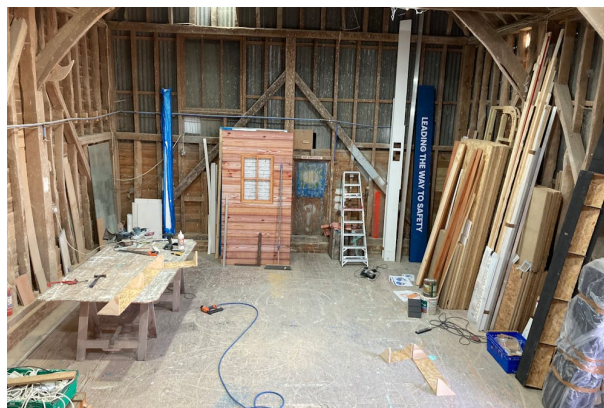
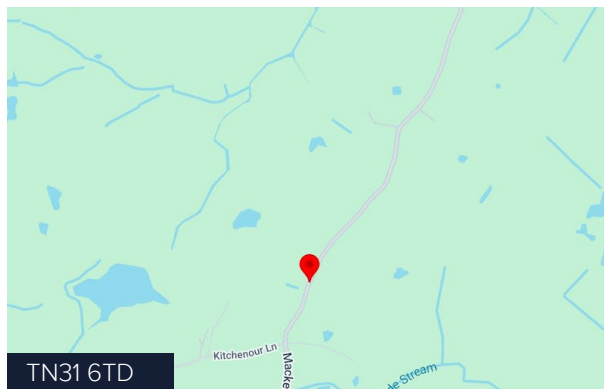
Floor/Unit	Description	sq ft	sq m
Ground	Workshops	3,079	286.05
Mezzanine	Storage	382	35.49
<b>Total</b>		<b>3,461</b>	<b>321.54</b>

## Terms

The property is available to let by way of a new full repairing and insuring lease at a rent of £29,000 per annum.

Vat may be payable.

Ingoing tenant to contribute towards Landlords reasonable legal costs.



## Viewing & Further Information



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