



3 High Street, Alfriston, BN26 5TY

CLASS E SPACE SUITABLE FOR A VARIETY OF USES - TO LET

- RENT - £800 PCM / £9,600 PAX
- CENTRAL PITCH
- AFFLUENT VILLAGE LOCATION
- GRADE II LISTED

3 High Street, Alfriston, BN26 5TY

Summary

Available Size	297 sq ft
Rent	£800 per month Exclusive of rates, bills, VAT and all other outgoings.
Rateable Value	£4,500 Subject to status, 100% small business rates relief may be available.
Service Charge	A service charge is payable on this property, please ask for further information.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A newly redecorated, Grade II listed, class ‘E’ space suitable for a variety of uses including retail, office, workshop amongst others. The space comprises a space over ground and first floor, with a toilet and kitchenette to the rear. The space has had a new electric boiler installed and is in an immaculate condition throughout.

Location

The property is situation on the western side of the High Street in Alfriston, just south of the junction intersecting Star Lane, within the Alfriston Conservation Area. The A27 can be accessed a short drive north of the subject, giving access to Eastbourne to the East and Lewes & Brighton to the west.

Accommodation

The accommodation comprises the following areas:

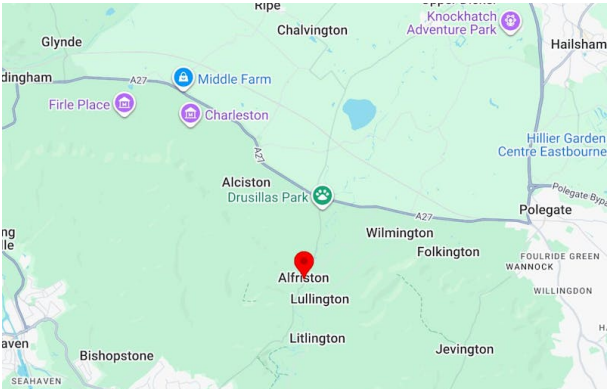
Name	sq ft	sq m
Ground	197	18.30
1st	100	9.29
Total	297	27.59

Terms

Available to let by way of an internal repairing and insuring lease for a minimum term of 3 years. 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.



Viewing & Further Information

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

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk