



4 NEWLANDS PLACE, HARTFIELD ROAD, FOREST ROW RH18 5DQ

- New Retail Unit To Let.
- Occupation late Summer 2021.
- Opposite The Co-Operative.
- Fully Glazed Shopfront.
- Car parking adjacent.



LOCATION:

Forest Row is a village (popn 5,278) and popular tourist destination located about 4 miles south of East Grinstead. There are rail services to London via East Croydon. Other nearby towns are Tunbridge Wells (12.6 miles), Crowborough (9.6 miles) and Haywards Heath (11.9 miles). J10 of the M23 via the A22 is 11 miles (26 mins).

Situated in a prominent position in a busy location on the western side of Hartfield Road opposite The Co-Operative (35 car spaces) with on street parking.

Nearby occupiers include Jeroen Markies Art Deco Antiques, The Co-Operative, The Hop Yard, and Stil Lifestyle.

DESCRIPTION:

A new ground floor retail unit to be created in accordance with planning consent WD/2021/0997/F.

The specification includes new LED lighting, bonded screed floor, dry-lined and painted walls, new kitchen sink (with water heater) and worktop & W.C. 100 amp electricity supply, new fire alarm panel, 12 mm toughened glazed shopfront, aluminium frame.

To the rear there is servicing and private parking for one vehicle.

ACCOMMODATION:

The accommodation has the following approximate net internal areas:

	IMPERIAL	METRIC
Ground Floor	677 sq ft	62.9 sq m
Kitchen & W.C.		

LEASE:

A new lease on terms to be agreed.

RENT:

Offers are invited in the region of **£17,500** per annum exclusive.

VAT:

VAT may be chargeable on the rental outgoings.

PLANNING:

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

BUSINESS RATES:

Rates to be reassessed following the completion of the separation works.

ENERGY PERFORMANCE CERTIFICATE:

EPC on request.

LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in this transaction.



VIEWING & FURTHER INFORMATION:

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