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Prominent Main Road Position
Two Adjoining Ground Floor Offices To Let
To be fully refurbished throughout
SUITES 3 & 4 RAINBOW PARADE, BURWASH ROAD
BROAD OAK, Nr. HEATHFIELD TN21 8SX



LOCATION

Situated on the main A265 Heathfield/Burwash road being approximately 1 mile east of Heathfield town centre. The premises form part of 2 blocks of business space serving the local community. Immediately next door is a hair stylists **Sister Styling** and adjoining is a **Spar** supermarket/post office. The buildings are set back from the main road and benefit from customer car parking at the front.

ACCOMMODATION

The premises comprise two adjoining ground floor suites, which are available separately or together and are to be refurbished throughout.

Suite 3 Internal width 10' (3.0m)
Depth 27'3" (8.3m)
Overall area 273 sq ft (25.4 sq m)
A new window & door is to be installed + lighting, carpeting & heating.

Rear lobby leading to::

Cloakroom with low level w.c. & hand basin.

Suite 4 Internal width 9'9" (3.0m)
Depth 21'3" (6.5m)
Overall area 207 sq ft (19.2 sq m)
A new window & door is to be installed + lighting, carpeting & heating.

Lobby leading to:

continued

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2. Suites 3 & 4 Rainbow Parade, Broad Oak

Cloakroom with low level w.c. & hand basin.

Overall area both suites 480 sq ft (44.6 sq m)

Outside To the front of the building is a concrete area with 1 exclusive car spaces for each suite.

TERMS New 5 year lease on a internal repairing & insuring basis.

RENTS Suite 3: £6,500 per annum exclusive of rates
Suite 4: £6,500 per annum exclusive of rates

RATES Local Authority: Wealden SBR (22/23): 49.9p
Currently rated together Rateable value : £7,100

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT VAT will not be charged on the rent.

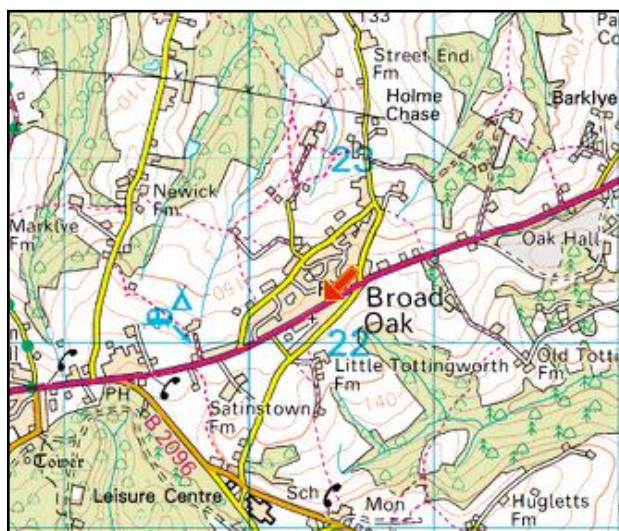
SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC The landlord has been advised that new energy performance certificates are required. (formerly C rating).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

N.b. The Landlords do not want to let these units as retail units but as small office suites to minimise the impact on the car parking which serves the Spa supermarket.

231502



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