

Herne Road Garage,
Herne Road, Crowborough,
East Sussex TN6 2NU



COMMERCIAL
TO LET

3 Bay Motor Workshop with Office and Yard area

Close to the A26 and Tunbridge Wells – Crowborough Mainline Station Located Close By



- ✦ Motor trade workshop
- ✦ Fitted with 3 x 2 post ramps
- ✦ Office and yard area
- ✦ 90.6 sq m (974 sq ft)
- ✦ Electric and water
- ✦ Parking available
- ✦ Ladies & Gents Toilets onsite
- ✦ Rent £18,000 per annum
- ✦ £1500.00 per calendar month

£346.15 per week

Tel: 01892 613492

Email: teri@starglade.co.uk

www.starglade.co.uk

Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY



LOCATION

Crowborough is a well-established Sussex Town offering a range of excellent shops, Supermarkets and commercial facilities. Royal Tunbridge Wells is within 8 miles to the north, offering a wider range of shops, supermarkets, industrial estates, and a main line with regular fast trains to central London (Charing Cross/Canon Street) whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

DIRECTIONS

On approaching Crowborough Cross from Tunbridge Wells on the A26 Eridge Road, turn left at the traffic lights in to the High Street, continue straight through the High Street which then becomes Crowborough Hill (B2100) on approaching a mini roundabout, turn right in to Church Road then take second left in to Queens Road, continue on this road taking second left in to Blackness Road, after a short distance bear right in to Luxford Lane, then first right in to Herne Road, the property can be found after a short distance on the left hand side.

ACCOMMODATION

Workshop internal width 10.8m (35'6") x depth 7.8m (25'6") overall 84.2 sq m (905 sq) having 3 bays each fitted with 2 post ramp.

Office 2.8m (9'3") x 2.3m (7'6") overall 6.4 sq m (69 sq ft)

Total overall area 90.6 sq m (974 sq ft)

Yard / parking area to front

Business currently trading with existing customer base. No premium required.

New lease available, length to be agreed.

Rateable value: £5,400 (You may be entitled to small business rate relief)

Please not all measurements are approximate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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LICENCE

The site is under a 5 month and 3 weeks licence, (longer terms easily accommodated). The Licensee has responsibility to keep the interior in good and tenantable repair and condition.

RENT:

The rents listed in these details are exclusive of rates and services. It is a requirement that rent is paid by **Standing Order**. The buildings are not VATable but the Licensor does retain the right to elect to do so, at any time.

LEGAL COSTS:

There is a charge of £125.00 plus VAT made to all ingoing Licensees to cover the cost of the preparation of the Licence.

DEPOSIT:

A refundable deposit is required from each Licensee, equivalent to one month's rent, payable upon completion of the formalities.

VIEWING: By appointment with Terri Forward, telephone 01892 613492 or 07775 532970 (anytime).

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