

Unit 1, The Old Timber Yard  
Groombridge Lane, Eridge  
E. Sussex, TN3 9LB



COMMERCIAL  
TO LET

## Workshop – Office – Storage Unit

Ideally located for A26 and Tunbridge Wells – Eridge mainline station located close by



- ✦ Ground floor
- ✦ 104 sq ft unit
- ✦ Double doors
- ✦ Parking
- ✦ Ladies & Gents Toilets
- ✦ Rent £1,404 per annum
- ✦ £117.00 per calendar month

**£27.00 per week**

Eligible for small business rates relief

Tel: 01892 613492

Email: [terri@starglade.co.uk](mailto:terri@starglade.co.uk)

[www.starglade.co.uk](http://www.starglade.co.uk)

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

**A. S. Forward**

## **LOCATION**

Eridge is a small village located on the A26 between Tunbridge Wells and Crowborough, Eridge railway station has regular trains running to Uckfield to the south and to London to the north. Crowborough is a well-established Sussex Town offering a range of excellent shops, Supermarkets and commercial facilities.

## **DIRECTIONS**

From Tunbridge Wells, take the A26 towards Crowborough passing through Eridge Green, and on to the carriage way, in the dip of the carriage way, turn right signposted Eridge Railway Station. Follow the road continuing past the Huntsman Public House, the old timber yard can be found after a short distance on the left-hand side.

## **LICENCE**

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

## **RENT**

All 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 £100.00 No 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 number 01892 613492 or 07775 532970 (anytime).

### **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.

**Tel: 01892 613492 Email: [sales@starglade.co.uk](mailto:sales@starglade.co.uk) [www.starglade.co.uk](http://www.starglade.co.uk)  
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