

## TO LET

**THREE RETAIL UNITS BETWEEN 570 – 1,315 SQ.FT.  
RETAIL, OFFICE (A2,B1) AND MEDICAL (D1) USES PERMITTED**



**113 LONDON ROAD, HURST GREEN, EAST SUSSEX**

### **LOCATION**

This prestigious, recently completed development is located in the centre of a linear village on the border of Kent and East Sussex, approximately three miles south-west of Hawkhurst and mid-way between Tunbridge Wells and Hastings on the important A21.

/...

**113 LONDON ROAD, HURST GREEN, EAST SUSSEX**

**DESCRIPTION**

A prestigious new village centre development providing commercial space suitable for a variety of uses including retail, office and medical use. Three units are provided on the ground floor, with two office suites on the first floor. Unit 3 is fitted out with a kitchen and is currently occupied as a salon.

**ACCOMMODATION**

<u>Ground Floor:</u>	Unit 1	992 sq.ft.	Frontage - 18'1"	
	Unit 2	1,315 sq.ft.	Frontage - 32'5"	
	Unit 3	570 sq.ft.	Frontage - 16'7" (set back)	
<u>First Floor</u>	Office	2,188 sq.ft.		<b>LET</b>
	Office	499 sq.ft.		<b>LET</b>
		2,687 sq.ft.		

**SERVICES**

All mains services are available.

**RATEABLE VALUE**

The units will need to be assessed upon first occupation. The uniform business rate multiplier for 2011/2012 is 0.433.

**TERMS**

The premises are available on new leases, on full repairing and insuring terms, at rents as shown below.

<u>Unit 1</u>	£10,000 per annum in shell condition.
<u>Unit 2</u>	£13,500 per annum in shell condition.
<u>Unit 3</u>	£5,000 per annum.

The landlord is prepared to negotiate terms for the fitting-out of the units.

**LEGAL COSTS**

The ingoing tenants are to bear the landlord's reasonable legal fees in the preparation of the new leases.

**VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

**MAP**

Find it on Multimap.com by searching TN19 7PN.