



chartered surveyors  
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Ridgeway Farm • Burnt Lodge Lane • Ticehurst • East Sussex TN5 7LA

**Store Building - To Let - 2340 sq ft**



## Location

Ridgeway Farm is situated on the outskirts of Ticehurst in a rural location. Burnt Lodge Lane is an unclassified road, accessed from the western end of the High Street (B2099). The A21 can be reached via Flimwell, approximately 3 miles to the east.

## Description

A detached single storey former agricultural building of concrete portal frame construction with block and brick infill. The roofs are pitched with corrugated cement sheet coverings. The minimum eaves height is approximately 8 ft. There is a single garage style up and over door serving only one side of the building. There is an electrical supply, but no water or sewerage connections. The access is shared with a private dwelling and another commercial user.

## Floor Area

2340 sq ft

## Rent

On application.

## Terms

New lease terms by arrangement.

## Business Rates

The rateable value is £10,000. Interested parties are advised to make their own enquires directly to Rother District Council to establish the amount payable.

## Service Charge

Details on application.

## Legal Costs

The incoming tenant to cover the landlord's and their own legal costs.

## Viewing Arrangements

Strictly by appointment and accompanied.

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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

- **Subject to availability**
- **Subject to accounts and references**
- **A rent deposit will be required.**



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**COMMERCIAL**

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