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**01825 76 44 88**

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**Magnificent A259 Location - 170 Ft Road Frontage**  
**Ex Garage/Tyre Centre/Petrol Station - To Let Or For Sale**  
**THE STRAND GARAGE, THE STRAND,**  
**WINCHELSEA TN36 4JT**



**LOCATION**

Situated on the main A259 just east of Winchelsea, being on the bend opposite the junction with Sea Road. Rye is approximately 2.6 miles to the northeast and Hastings 10 miles to the southwest.

**ACCOMMODATION**

The premises for many years traded as a garage, workshop, repairs and service centre. More recently the garage use has been discontinued and the premises have been used for storage.

**Full height workshop**

44'9" x 15'3" (13.6m x 4.6m)

**682 sq ft (63.4 sq m)**

Average height 21' (6.4m)

Leading to:

**Rear section**

L-shaped, 33' x 12' (10.0m x 3.6m) +  
16'6" x 27' (5.0m x 8.2m)

**842 sq ft (78.2 sq m)**

Maximum height 10'3" (3.1m)

Door to side passage.



**Front section** Potential shop / small showroom.

31' x 29'3" (9.4m x 8.9m)

**907 sq ft (84.2 sq m)**

Windows to forecourt + feature beams.

Height to underside of beams

10'6" (3.2m)

Apex height

21' (6.4m)

Door to forecourt. Door to:

**Office 1**

22' x 11'9" (6.7m x 3.6m)

**259 sq ft (24.1 sq m)**

uPVC windows to storage area + stairs  
to 1st floor.



continued

The Granary  
Cornfords Yard  
High Street  
Uckfield  
East Sussex TN22 1RJ

Fax  
01825 76 11 44

Email  
[info@lawsoncommercial.co.uk](mailto:info@lawsoncommercial.co.uk)



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## 2. The Strand Garage, Winchelsea

### Managers office 2

8'3" x 7'3" (2.5m x 2.2m) **60 sq ft (5.6 sq m)**  
uPVC doors + window to forecourt.

### 1st Floor office

11'9" x 20'6" (3.6m x 6.2m) **240 sq ft (22.3 sq m)**

**Total workshop/ store area 2,431 sq ft (225.8 sq m)**

**Total ground & 1st floor offices 559 sq ft (51.9 sq m)**

### Detached workshop/warehouse

Immediately adjoining main building.

19'3" x 24'3" (5.9m x 7.4m)

**469 sq ft (43.6 sq m)**

Eaves height. 15'6" (4.7m)

Apex height. 17'3" (5.2m)



Roller shutter door  
11' [h] x 12'3" [w] (3.3m x 3.7m)

**Total Overall Floor Area 3,460 sq ft (321.4 sq m)**

**Outside** To the front of the property is 170 ft (51.7m) of road frontage and approximately 6,400 sq ft (595 sq m) of open display space / car parking.

### TERMS

**Freehold** Offers in the region of £549,000 for the freehold interest with full vacant possession.

**Leasehold** New 5 year lease or 10 year lease with a rent review after 5 years on a normal full repairing & insuring basis.  
Initial rent £32,000 per annum exclusive of rates.

**RATES** Local Authority: Rother **SBR (25/26): 49.9p**  
Rateable value : £13,500



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

continued

### 3. The Strand Garage, Winchelsea



**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](http://www.gov.uk/apply-for-business-rate-relief).

**VAT** VAT will not be charged on the rental/price.

**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 a new energy performance certificate is required.

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

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