

TO LET

**GROUND FLOOR RETAIL PREMISES
46.92 SQ M (505 SQ FT)**

66 Maypole Road, Ashurst Wood, Nr East Grinstead, RH19
3QY



Summary

Available Size	505 sq ft
Rent	£11,250 per annum exclusive
Business Rates	Rateable Value of £9,500 with a UBR of 43.2 p in £. Eligible businesses may apply for small business rates relief
EPC Rating	C (63)

Location

Ashurst Wood is an attractive village in a predominantly a residential location with a small number of commercial units throughout. The premises are situated on Maypole Road, just off the Lewes Road which connects East Grinstead (which is approximately one mile to the north-west) and (Forest Row which is just over a mile to the south) as well the Ashdown Forest.

Description

The property comprises an end of terrace ground floor retail unit, currently configured to provide a reception area, 3 treatment rooms, a staff room and kitchen and WC facilities. The treatment rooms provide benefit from air conditioning, lino flooring and perimeter trunking. The treatment rooms could be removed to provide a more open plan environment if required.

The premises benefit from one car parking space to the rear as well as bay parking to the front and unrestricted parking in the surrounding roads.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Total	505	46.92

Terms

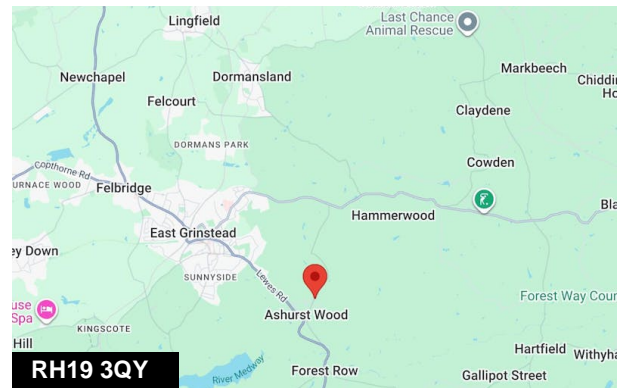
The premises are available by way of a new lease on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





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 **RICS**