

## Retail Unit - To Let

Unit 7, Haguelands Farm,  
Burmarsch, Kent, TN29 0JR

**TO LET £5,700 p/a plus VAT**



The unit is part of a terrace of commercial steel framed buildings of brick with timber cladding. Internally, a retail unit of 380 sqft with roller shutter door and three phase power. The unit has a private wc and kitchenette and parking is available.

Haguelands Village is located on the outskirts of the village of Burmarsch, close to the popular seaside village of Dymchurch. The site benefits from a well-established and vibrant community of businesses, including a hairdresser, coffee shop and food outlet, a family maze attraction, and a variety of other independent retail outlets.

KENT &  
EAST SUSSEX

CO846

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This diverse mix of businesses attracts a steady flow of visitors throughout the year, drawing both local residents and tourists to the site. The presence of these complementary businesses creates a lively environment and generates consistent footfall, providing excellent exposure and increased visibility for commercial occupiers.

As a result, Haguelands Village offers an attractive setting for businesses looking to benefit from an existing customer base, strong visitor numbers, and a supportive commercial community.

**Rent:** £5,700 per annum plus VAT excluding all services and Business Rates

**Term:** 3 year term held outside of the Landlord and Tenant Act 1954 for the renewal provision. IRI terms.

**Deposit:** £1,140.00 (2 months equivalent)

**Business Rates:** £5,200.00. Applicants should investigate if they are eligible to Small Business Relief, up to 100%.

**EPC:** B (49)

**Viewings:** By appointment only

**Broadband/Mobile:** Standard and Superfast broadband available. All mobile suppliers have available coverage both internally and externally. Information supplied by Ofcom mobile and broadband checker. Interested parties should make their own enquiries.

### Agents Notes

Prospective purchasers or lessees are advised to conduct their own investigations through their own solicitors and surveyors. These particulars should be considered only as an indication to assist when deciding whether to view or not. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each.

Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers or lessees should check that the land offered is the whole or a part of the parcel indicated in the land registry plan. Prospective purchasers or lessees are advised to check the boundaries as indicated against the established boundaries on the ground. Fixtures listed in these details may be available as part of the sale or Lease, but Purchasers or lessees are advised to check the fixtures list as provided at the time of sale/lease by their solicitor.

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

No person in the employment of Angela Hirst Surveyors and Valuers Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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