



Rear Showroom Former Motorcycle Dealership

Mayfield Road, Cross in Hand, Heathfield, TN21 0SP

**Rear showroom, former
Motorcycle Dealership,
Cross-in-Hand, Heathfield.
£35,000pa. Other units
available, please refer to
separate listings**

2,657 sq ft
(246.84 sq m)

- Showroom
- Workshops
- Stores
- Kitchen/mess room
- Main 'A' road position

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Summary

Available Size	2,657 sq ft
Rent	£35,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C

Description

The premises have traded since the 1950's as a motorcycle dealership having been extensively refurbished to provide for modern air conditioned showrooms, workshops, parts and stores together with kitchen facilities and cloakrooms one fitted for disabled persons. The site is configured as 3 buildings, 2 of which inter-connect and could be split depending on tenants requirements (see separate listing).

Rear showroom

Irregular shape overall 76.6 sq m (826 sq ft) Windows to side, double doors to side for loading. Door at rear to:

Workshop – 4.2m (13' 9") x 8.9m (29' 3") – 37.4 sq m (402 sq ft) roller shutter door to front, door to

workshop (former MOT bay) – 'L' shaped 7.0m (23') x 4.1m (13' 6") + 1.7m (5' 6") x 2.0m (6' 6") – 32.1 sq m (347 sq ft) roller shutter door to front. Door to lobby with door to outside plus stairs to

First floor

Corridor leading to:

Store irregular shape overall – 50.0 sq m (507 sq ft) door to

Kitchen/mess room overall – 11.6 sq m (123 sq ft) fitted with stainless steel sink unit, door to

Cloakroom fitted with low level wc and wash hand basin.

Second floor

Store room overall – 42.0 sq m (452 sq ft)

Total overall area 249.7 sq m (2,657 sq ft)

Available separately Right showroom over ground and first floor overall area 410.2 sq m (4,408 sq ft)

Left showroom, workshop, office and kitchen overall area 395.6 sq m (4,261 sq ft)

Total combined area overall 1,055.5 sq m (11,326 sq ft)

Gated entrance at front to rear yard area

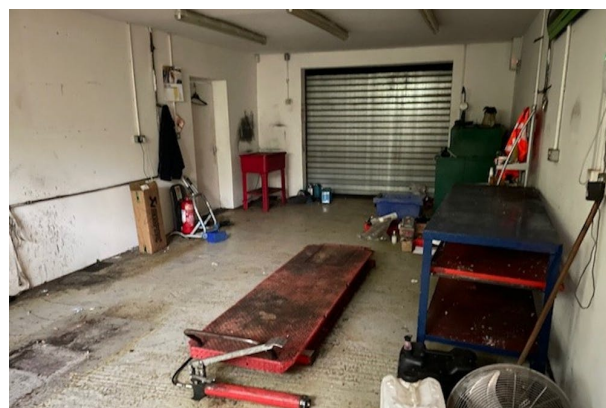
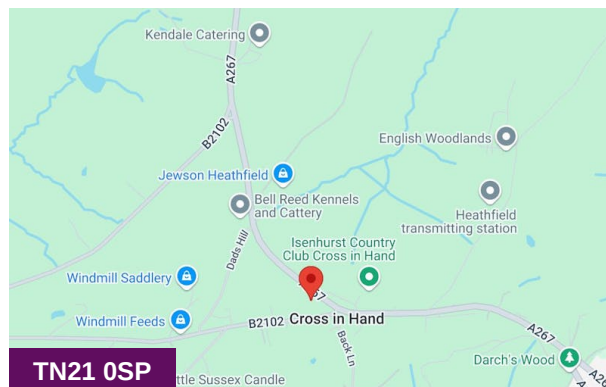
New lease available, length to be agreed on normal full repairing and insuring basis.

Consideration given to letting the areas separately

We are advised VAT will be charged on the rent. If split the site will need to be re-assessed for business rates.

Location

Former JW Groombridge motorcycle dealership premises to let occupying a superb position on the main A265 at Cross-in-hand directly opposite the fuel filling station and gym.



Viewing & Further Information



Alex Roberts

01825 762 222 | 07795 212 798

alex@oldfield-smith.co.uk



Hannah Murphy

01825 762222

hannahm@oldfield-smith.co.uk