

STATION YARD COMMERCIAL UNIT

Station Road, Northiam, Rye TN31 6QT



- Suitable for a Variety of Uses Under Class E (to include; Retail, Office, Salon, Café)
- High Specification Finish
- 4 Allocated Car Parking Spaces

BUSINESS UNIT

TO LET

27.9 m² (300 sq ft) approx.

LOCATION

Station Yard is located on the outskirts of Northiam, a picturesque rural village and civil parish situated approximately 13 miles north of Hastings and 8 miles north west of Rye.

DESCRIPTION

Station Yard comprises a selection of unique commercial units converted from old train carriages. The units are finished to modern specifications and benefit from the following features:

- Modern Electric Heating
- Double Glazing
- WC & Fitted Kitchen

AVAILABILITY

The available unit is currently operating as a hair salon, recently converted to a high standard yet retaining the charm and character of the vintage carriage.

The property consists of an open workspace, private W.C and bespoke kitchen area with high volume hot water cylinder.

Externally, it benefits from 4 allocated car parking spaces to the front as well as a private outside seating area.

ACCOMMODATION

The property has the following approximate Gross Internal floor areas:

Floor	Description	Area m ²	Area sq ft
Ground	Commercial	27.9	300

USE CLASS

The property is suitable for a variety of uses under Class E (Commercial, Business & Finance), such as:

- Retail
- Office
- Salon
- Café
- Surgery

TERMS

The property is available by way of a new Full Repairing & Insuring Lease for a term of no less than 2 years.

RENT

Our client is seeking a rent of £750 per month (exclusive).

VAT

Payable if applicable

BUSINESS RATES

Tenants are to satisfy their own rates liabilities via the local planning authority.

EPC

A copy of the energy performance certificate can be made available upon request.

LEGAL COSTS

Each party to bear their own.

MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract.



VIEWINGS

By appointment via sole agents Sibley Pares:

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