

Unit 2, The Old Estate Office

Socknersh Farm, Fontridge Lane, Etchingham,
East Sussex, TN19 7DE



TO LET

Rent £1,620 per annum (£135 pcm)

A single commercial workshop space to be Let

Please contact Bethany Thomas, email b.thomas@batchellermonkhouse.com, telephone 01892 509280

LOCATION

The property is situated at Socknersh Farm off Fontridge Lane in an attractive rural yet accessible position approximately 2.7 miles south west of the village of Etchingham. The property benefits from direct road accessibility to the site with the A265 and A21 main roads being in close proximity as well as Etchingham train station approximately 2.9 miles to the north east.

DESCRIPTION

Unit 2 is an ideal single storey space to be used as a workshop or for storage purposes. The building is a red brick building with a flat asphalt/felt roof. The unit is accessible via a singular timber doorway. Internally, the unit benefits from water and electricity connections with concrete flooring. There are external motion sensor lights above the units.

ACCESS AND PARKING

Access is directly from Fontridge Lane to the south via Socknersh Farm track leading to a hardstanding farmyard. The commercial units are located in the working farmyard and allocated parking will be available for use by the Tenant.

SERVICES

There is water and electric connected to Unit 2. The electric sub meter is located outside the unit which will be monitored by the Landlord upon Tenant occupation. The Tenant will be responsible for paying the electricity and water recharges to the Landlord.

TERMS OF LEASE

The Landlord is seeking a new lease expressly contracted out of sections 24 to 28 of the Landlord and Tenant Act 1954.

Repair: On vacation of Unit 2, the Tenant will return the unit to its original state of repair.

Insurance: The Landlord will insure the structure of the building and the Tenant is responsible for insuring the contents of the unit and maintaining and keeping the unit in its current condition subject to wear and tear.

RENT

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TERM

The lease duration will be for a term of 5 years with a mutual break clause in year 3.

INSURANCE AND RATES

The Tenant will not be obligated to pay the insurance premium on the building.

The Tenant will be liable to pay any business rates that arise from their occupation of the property.

PHOTOGRAPHS

The photographs were taken in March 2023.

MEASUREMENTS

Unit 2: 586.46 approx sq ft

LOCAL AUTHORITY

Rother District Council www.rother.gov.uk

IMPORTANT NOTICE

Whilst we endeavour to make our sale particulars accurate and reliable, they are intended to give a fair overall description of the property and not intended to form part of any contract. Inevitably some descriptions are subjective and are used in good faith as an opinion and are not a statement of fact. Any information, including areas, measurements and distances, contained herein (whether in the text, plans or photographs) is given for guidance purposes only. We recommend to purchasers that specific enquiries are made about any matter that is of particular importance to them. Please check with our office as to the current position of the sale immediately prior to viewing to avoid any abortive journeys.

VIEWINGS

Strictly by prior appointment only with the sole agent, Batcheller Monkhouse, contact:

Bethany Thomas, Batcheller Monkhouse, No 1 London Road, Tunbridge Wells, Kent, TN1 1DH

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