



UNIT TO LET

**CHILLIES LANE
CROWBOROUGH
EAST SUSSEX
TN6 3TB**

Guide Rent

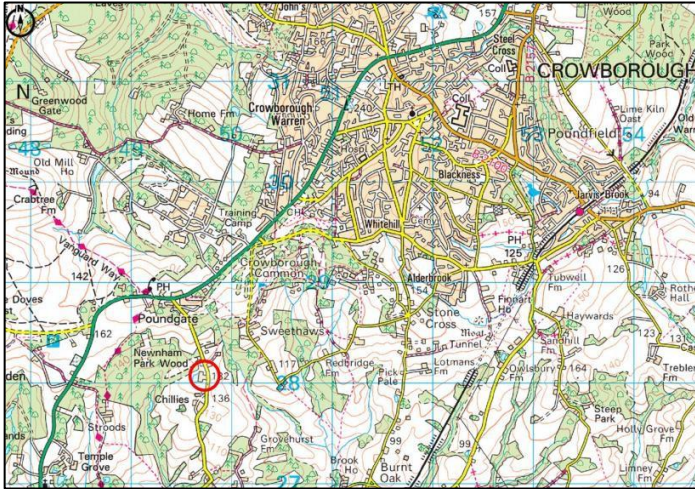
£7,400 per annum
(Exclusive of VAT, services, and rates)

- Approximately 907ft² (84.29 m²)
- To let on flexible terms
- Quiet yet accessible rural location
- EPC – D

LOCATION

The unit is situated a short distance to the south of the A26, in a spectacular rural location with far reaching views, and approximately two miles to the south west of Crowborough and approximately nine miles south west of the larger town of Tunbridge Wells.

The unit is currently vacant having previously been used by the owner for cheese making purposes in association with their goat herd.



DESCRIPTION

The unit forms part of a former milking parlour with concrete blockwork walls, concrete floors throughout, and accessed via two uPVC double glazed doors.

Internally, the unit comprises reception area with adjacent store room and access to a further rear store room with stairs to first floor storage (excluded), cloakroom and door to further store rooms to include two refrigeration units. Please note, the Landlord will periodically require access to the first floor area.

There is on street parking immediately in front of the unit. There is also a WC.



SERVICES

The unit is connected to mains electricity and water (not checked or tested) and any usage will be sub-metered and recharged to the tenant.

EPC RATING

Band D

GUIDE RENT

Our client is seeking a rent of £7,400 per annum exclusive of VAT services and rates.



BUSINESS RATES

The incoming tenant will be responsible for any business rates associated with the property.

LEGAL COSTS

Each party are responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of Thirdfort to verify the identity and address of tenants.

VIEWING

The landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewing whether accompanied or not.

Viewings are strictly by appointment only with the Landlord's Agents.

BTF Partnership

Alex Young
01435 864455 / 07586702077

BTF and any Joint agents for themselves and for the Landlord's of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.