



WEST BARN, MOYSES
MAYFIELD ROAD | FIVE ASHES | MAYFIELD | EAST SUSSEX | TN20 6HL
TO LET £28,000 PER ANNUM



**Lambert
& Foster**

WEST BARN, MOYSES, MAYFIELD ROAD, FIVE ASHES, MAYFIELD, EAST SUSSEX TN20 6HL

West Barn is a modern timber frame commercial property built to a high specification offering a large ground floor area suitable for a range of uses and first floor storage or additional retail / office space. The property benefits from ample parking to the front and rear.

MAYFIELD 1.4 MILES | CROWBOROUGH 3.5 MILES | HEATHFIELD 3.2 MILES



SITUATION

West Barn is located at Moyses, a former farmstead now converted to a range of commercial premises situated directly off the busy A267 (Mayfield Road) between Five Ashes and Mayfield. The property enjoys a rural location whilst still benefitting from good transport connections being 10 minutes from the A26.

LOCATION

The property is well placed to serve the towns of Heathfield, Uckfield, Crowborough and Mayfield as well as the numerous surrounding villages, which are all within easy reach. The A267 links Tunbridge Wells and Eastbourne, providing north/south connections and the property is close to the A272 for east/west connections.

DESCRIPTION

West Barn is set over two floors with the ground floor comprising a large open plan area, presently used as part of a children's nursery, with a number of activity zones and then separate office and storage rooms. The property has formerly been used as a farm shop, offering extensive retail space and utilising the commercial kitchen facilities, which remain in place. The ground floor includes male and female WCs.

On the first floor is a spacious storage area that could also be used as office or additional retail space.

Outside, to the rear of the property, is a secluded courtyard area. There is a large car park to the rear and to the front of the property are a number of parking spaces, shared with Hospice in the Weald Furniture Shop, the other main tenant on the site.



FLOOR AREAS

	Sq m	(sqft)
Ground Floor		
Nursery/Office/Retail	119.9	1,290
Kitchen	49.1	528
Storage	16.21	174
WCs	8.64	93
Total	193.85	2,085
First Floor		
Storage/Office/Retail	58.07	625

GENERAL

Parking: Ample parking, shared with others

Services: Mains electricity and water both of which are sub metered and private drainage.

Rateable Value: £30,000

EPC: A

TERMS

Available from: mid to late November 2024

Security Deposit: Equivalent to three month's rent

Repairing: The property is offered on a internal repairing and insuring basis

Professional Costs: Each party to pay their own professional costs

Service Charge: none

VIEWING

Strictly by appointment with the agents.

Jon Booth

Wadhurst Office: 01435 873 999 / jon.booth@lambertandfoster.co.uk

IMPORTANT NOTICE: Lambert & Foster themselves and the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective lessors are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



Lambert & Foster



arla | propertymark

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
 Helix House, High Street,
 Wadhurst, East Sussex
 TN5 6AA