



68 Springett Avenue
Ringmer, East Sussex BN8 5QX

TO LET

TAKE AWAY UNIT
70.6 Sq M (760 Sq Ft)

Key Features:

- Self contained ground floor unit
- Good local amenities
- Established retail parade
- Attractive Village of Ringmer
- Takeaway premises but suitable for other uses (STP)
- Available immediately
- Further storage/garage also available subject to negotiation
- Close to carpark
- Rent £17,000 per annum





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Location

The property is located within an established retail parade in the attractive village of Ringmer. Lewes is approximately 3 miles to the East.

The retail parade has a range of national and independent retailers including Morrisons, Lew Howard & Son Butchers, The Ringmer Café, Jack & Jills Bakery and Cliffe Veterinary Group.

Accommodation

The property comprises the ground floor of a mid terrace three storey building, that has traded as a take away.

A garage at the rear could be made available by way of further negotiation.

The property has the following approximate NIA:

	Sq M	Sq Ft
Ground Floor	70.60	760

EPC

E (101)

Planning

The property obtained planning permission to change from use class A1 (retail) to use class A5 (hot food takeaway) in 2012 (LW/12/0667). A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO we believe the property now benefits from Use Class Sui Generis within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new lease at a commencing rent of £17,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value 2023: £14,750

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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