



80 Springett Avenue
Ringmer, East Sussex BN8 5QX

TO LET

SELF CONTAINED GROUND FLOOR RETAIL UNIT

53.61 Sq M (577 Sq Ft)

Key Features:

- Self contained ground floor unit
- Good local amenities
- Established retail parade
- Attractive Village of Ringmer
- suitable for various uses (STP)
- Available June 2024
- Close to car park
- Rent £14,500 per annum





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Location

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

The shop forms part of an established retail parade which has a range of national and independent retailers, near by occupiers include, Summer Anne Bridal Boutique, Atlantokos Fish and Chips, Morrisons, Lew Howard & Son Butchers, The Ringmer Café, Jack & Jills Bakery and Cliffe Veterinary Group.

Accommodation

The premises is arranged over the ground floor of a large lock up shop of a mid terrace three storey building with WC facilities and access to the rear.

The property has the following approximate NIA:

Floor	Sq M	Sq Ft
Ground	53.61	577

EPC

C (61)

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use 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 £14,500 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value 2023: £12,750

VAT

Rents and prices are quoted exclusive of, 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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