



Telephone
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www.lawsoncommercial.co.uk

**Former Dry Cleaners Premises
Lockup Shop With Basement Storage To Let
CLEMENT HOUSE
LEWES ROAD, FOREST ROW RH18 5ES**

**NEW
LOWER
RENT**



LOCATION

Set back from the A22 London/Eastbourne Road which runs through the middle of Forest Row, forming part of a small terrace of shops in this village. The shop is visible from the A22 lying between **Hearology** and **Definition Aesthetics Academy**. Close by is interior design shop **Room On The Row** and **Prosperity** Chinese restaurant.

ACCOMMODATION

The premises comprise a lockup shop with basement storage which is arranged as follows:

Shop	Internal width	12'6"	(3.8m)
	widening to:	18'6"	(5.6m)
	Total shop depth	28'3"	(8.6m)

Slightly irregular sales area with change in levels.
2 steps up to rear section.

Overall 559 sq ft (51.9 sq m)

To the rear of the shop is a cloakroom facility with separate w.c. & hand basin. Door to:

Basement 18'6" x 12'9" (5.6m x 3.9m)

236 sq ft (21.9 sq m)

Leading to front area having limited headroom with meters.

N.b.

The premises have previously been used as a dry cleaners and there are currently no other dry cleaners in Forest Row. They lend themselves for a wide variety of retail uses.



continued

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

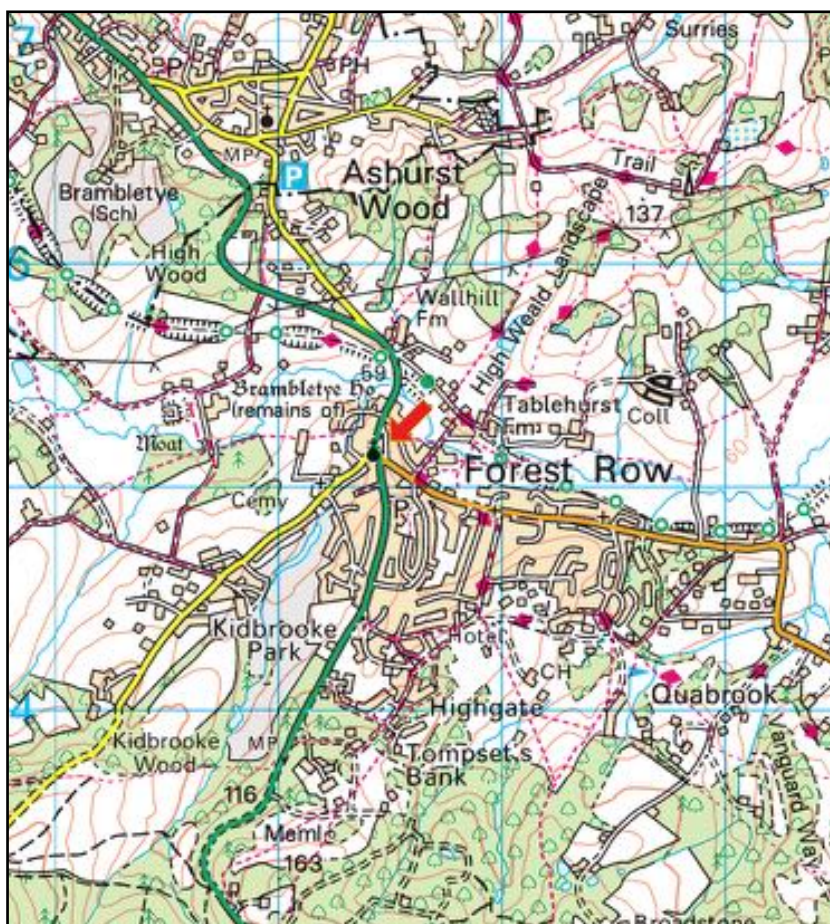
Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. Clement House, Forest Row

- TERMS** New 5 year lease on a proportionately full repairing & insuring basis.
- RENT** £12,500 **now £11,000** per annum exclusive of rates.
- N.b.** A sale may be considered.
- RATES** Local Authority: Wealden SBR (22/23): 49.9p
Rateable value April 2023: £8,600
- N.b.** Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.
- VAT** VAT will not be charged on the rent.
- EPC** Band E (104).
- SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order. They have not been tested.
- VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

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Accred. No. A6545



Membership No. T01611

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