



Telephone  
**01825 76 44 88**

Website  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

**Ideal Hair Salon/Barbers**  
**Prominent Position - Lockup Shop To Let**  
**3 ASHDOWN COURT**  
**LEWES ROAD, FOREST ROW RH18 5EZ**



**LOCATION**

Situated on the main A22 Eastbourne/East Grinstead road in a prominent position. The premises are next to **Shearers Fine Food Deli, Esthers Gifts, Ziggy's Pet Supplies** and opposite **The Chequers** public house/hotel where there is free car parking.

**ACCOMMODATION**

The premises comprise a ground floor lockup shop formerly used as a barbers but ideal for a variety of retail uses. In more detail the premises are arranged as follows:

<b>Shop</b>	Internal width	21'9"	(6.6m)
	Depth	18'	(5.5m)
		<b>392 sq ft</b>	<b>(36.4 sq m)</b>

Suspended ceiling with inset lights.  
Partition leading to:

**Rear lobby** 2 large cupboards. Door to:

**Kitchen** 7' x 9' (2.1m x 2.7m) **63 sq ft (5.9 sq m)**  
Plinth with sink unit & space for fridge + sink unit with cupboards under.



**Cloakroom**

with low level w.c. + pedestal hand basin.

**TERMS**

New 5 year lease on a proportionately full repairing and insuring basis.

continued

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

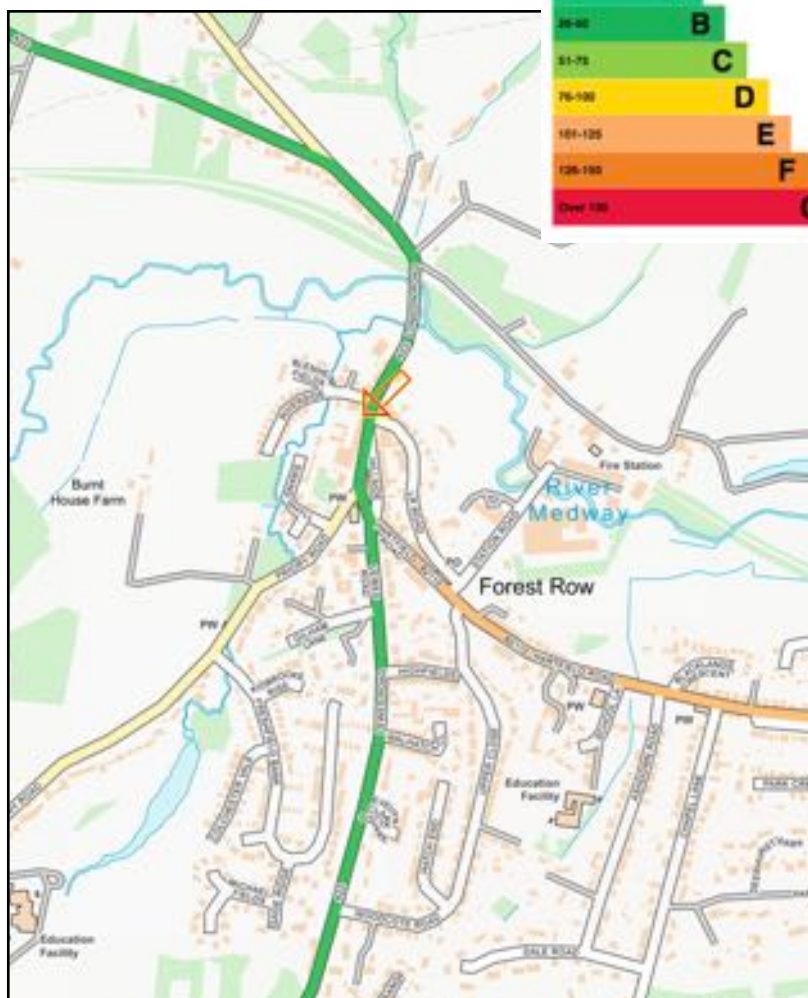
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## 2. 3 Ashdown Court, Forest Row

- RENT** £14,000 per annum exclusive of rates.
- RATES** Local Authority: Wealden SBR (22/23): 49.9p  
Rateable value : £9,400
- 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](http://www.gov.uk/apply-for-business-rate-relief).
- VAT** Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.
- SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
- VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

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**COMMERCIAL**

safeagent  
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The Property  
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Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.