Character listed town centre office suites to let Suites 4 & 6 at 81 High Street, Battle, East Sussex TN33 0AH



Location

The premises occupy a prominent position in the High Street of this historic town close to Battle Abbey. There is on-street parking and public car parks nearby.

Accommodation

The premises comprise a character Grade II listed building arranged over ground, 1st and 2nd floors and retains many original features including exposed wall and ceiling beams. The upper floors are accessed via an entrance door to the front. There are shared kitchen facilities and the suites are arranged as follows:

Suite 6 (2nd floor):

Office 1

6.15m (20' 3") x 4.7m (15' 6")

28.9 sq m (310 sq ft)

Twin aspect, exposed beams, wall heaters, carpet, hatch to loft space, door with stairs to lower level, opening to:

Office 2, 'L' shaped3.7m (12') x 3.0m (10') plus3.36m (11') x 4.6m (15') 26.6 sq m (285 sq ft)Twin aspect, feature beams, strip lights, wall heater, door to:Balcony with views to the castle and over Battle High Street.Total usable area suite 655.5 sq m (595 sq ft)





Office 2

Soldfield Smith & Co. Chartered Surveyors

> Chartered Surveyors & Commercial Property Consultants

> > t: 01825 762222

f: 01825 508638

national: 0845 431 0314

www.oldfield-smith.co.uk

Commercial Sales & Letting Agents

Business Transfer Agents

Lease Renewals

Valuations

Rating Assessments

Dilapidations

Property Management

Suite D, Eden House, Office Village, River Way, Uckfield, East Sussex. TN22 1SL Also at:

The Beehive, City Place, Gatwick, West Sussex. RH6 0PA

We take great care in the preparation of these particulars but they are intended as a guide only and are not a substitute for proper enquiries. Nothing contained in these particulars is intended to be a representation or form the basis of any contract. All properties are offered subject to contract and availability. If you are travelling to view, please contact us in advance to confirm the property is still available and the latest terms. Neither Oldfield Smith & co nor our clients accept any liability in respect of the content of these particulars. The mention of any heating, cooling or other plant, machinery, fixtures and fittings does not imply that they are in working order of fit for purpose. Prospective tenants or purchasers must commission their own survey and rely upon the results of their own enquiries.

Rent £4,800pa

A service charge may be levied in addition to the rent quoted

VAT is payable on rent

Rateable value £4,300

and service charges

Suite 4 (1st floor)

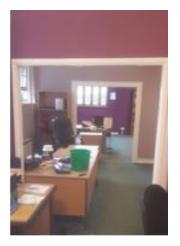
Interconnecting office areas with internal corridor

Total usable area 63.16 sq m (680 sq ft)

Rent £4,500pa

A service charge may be levied in addition to the rent quoted

Rateable value £5,400



Terms – Licences available for 6 month periods. Buildings insurance and a small service charge is payable on a pro-rata basis in addition to the licence fee. VAT is chargeable on the rent. Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale *or* (ii) they are in full and working order.

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: www.voa.uk/apply-for-business-rate-relief

EPC - We are advised the building is Grade II Listed and therefore no EPC is required.