



Former Junction Public House

99 Station Road, Polegate, BN26 6EB

Former Public House and Commercial Kitchens to let - Polegate

1,924 sq ft
(178.75 sq m)

- Former public house to let
- Well fitted commercial kitchens
- Retaining many original features
- Enclosed area to the front to be included
- Rateable value less than £12,000. Subject to conditions, a tenant may be able to claim 100% relief

Former Junction Public House, 99 Station Road, Polegate, BN26 6EB

Summary

Available Size	1,924 sq ft
Rent	£19,500.00 per annum
Business Rates	Upon Enquiry
EPC Rating	D

Description

The premises front Station Road where the rear and upper parts are currently undergoing a refurbishment programme. The former bar, cellar, kitchen and cloakrooms including the paved fence enclosed courtyard to the front is available to rent and considered suitable for a variety of businesses subject to obtaining any necessary consents. In more detail the premises are arranged as follows:

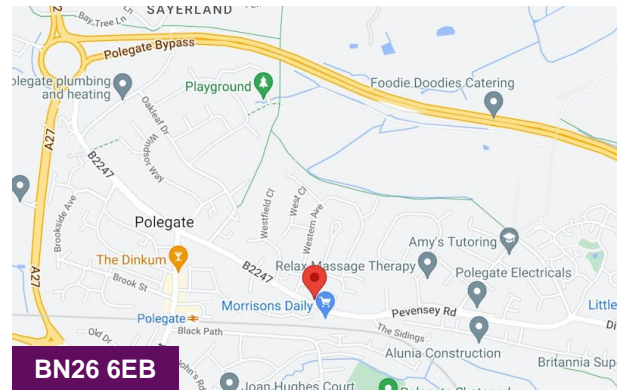
Fence enclosed courtyard to the front with door to Entrance lobby leading to former bar – internal width 11.0m (36') x depth 12.0m (39' 3") overall 132 sq m (1413 sq ft) fitted traditional bar with shelving etc. stripped wood floor, wall and ceiling lighting, feature fireplace, fire escape door to side. Door at rear to Kitchen – 4.0m (13') x 4.54m (14' 9") – 18.0 sq m (192 sq ft) extensively fitted with stainless steel appliances, 2 deep bowl sinks plus separate hand wash sink, extensive overhead stainless steel extraction canopy, gas hob, wall mounted boiler, door to outside. There are 2 separate cloakrooms accessed from the main bar area one fitted with single wc, the other with 2 wc's and each with wash hand basins. To the rear a door provides access to lobby area previously used as an office with steps down to cellar 6.5m (21' 3") x 4.6m (15') – 29.9 sq m (319 sq ft) divided into 2 sections and fitted with extensive pipework to the bar, ceiling lighting. Total overall area including kitchen and cellar 179.9 sq m (1,924 sq ft)

There is an area to the front of the property, fence enclosed, also available for tenants use.

A new lease is available, length to be agreed. The landlords will consider all uses but consideration will need to be given to the adjoining part of the building which is being converted for residential use.

Location

The premises comprise a former public house with commercial kitchen and cellar located on Station Road, Polegate. The town is located to the north of Eastbourne and benefits from a main line train station. A Morrisons daily store is located opposite.



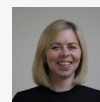
Viewing & Further Information



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