

**TO LET****THE READING ROOM
BOARS HEAD
EAST SUSSEX**

**SECURE STORAGE SPACE
EXTENDING TO A TOTAL OF CIRCA 1120ft² (104.05m²)**

GUIDE RENT - £5,600 per annum

LOCATION

Situated just to the north of the town of Crowborough in a rural location with very easy access onto the A26 and the National Road Network. Crowborough is only 1 mile to the south and can provide a comprehensive range of facilities and amenities along with mainline rail connections.

Tunbridge Wells is 5 miles north-east and provides further amenities and facilities along with links into Kent, the National Motorway Network and further national rail links. Please see the Location Plan overleaf which identifies the location of the property in relation to its surrounding towns and villages.

DIRECTIONS

From Crowborough head north east on the A26, when you come to the first roundabout take the first exit, continuing onto the Eridge Road A26. Go past the BP Station on your right and take the next right onto Boars Head Road. Follow Boars Head Road all the way to the end and the Reading Room is at the end of the road on the right.

DESCRIPTION

A former agricultural building which could be used for storage purposes of timber frame construction on a brick plinth clad in timber weather boarding, under a pitched clay tile roof, known as the former Reading Room with a concrete floor throughout and secure lockup doors. Extending in total to 1120ft².

Please see the Boundary Plan opposite identifies the area that is available for rent and parking is available on the public highway to the south and west if required.

SERVICES

Mains electricity is connected to the building with water easily accessed to the unit if required. These supplies will be paid set up and paid for by the incoming tenant.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections.

ACCESS & PARKING

Access is directly from the public highway into the area that is for rent with parking in the front of the unit or on the public highway to the south and west if required. As far as we are aware the unit adjoins to adopted public highway.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in March 2023.

TENURE

The property is being offered to rent on a leasehold basis. The terms of the letting are a matter to be discussed and agreed with the applicants and the Landlord. Terms will include the following: -

- **Term** – The Lease will be for a term of 2 years with a break clause in favor of both parties after 12 months.
- **Repair** – This will be a fully repairing and insuring lease with the property being returned as it was at the beginning of the term subject to fair wear and tear.
- **Rent** – Payable monthly in advance.
- **Outgoings** – All outgoing will be the responsibility of the tenant including business rates and services.
- **Tenants Deposit** – A deposit of one month's rent will be required.

BUSINESS RATES

The building is currently not rated by the Valuation Office Agency although it should be noted that the Tenant will be responsible for any rates if and when they are applicable.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX.

LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

CLIENT IDENTIFICATION

In accordance with money laundering regulations, we are now required to obtain proof of identification for all tenants. BTF employs the services of Smartsearch to verify the identity and residence of tenants.

VIEWINGS

Viewings are strictly by prior appointment with the sole agents BTF Partnership. All viewings must be accompanied. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

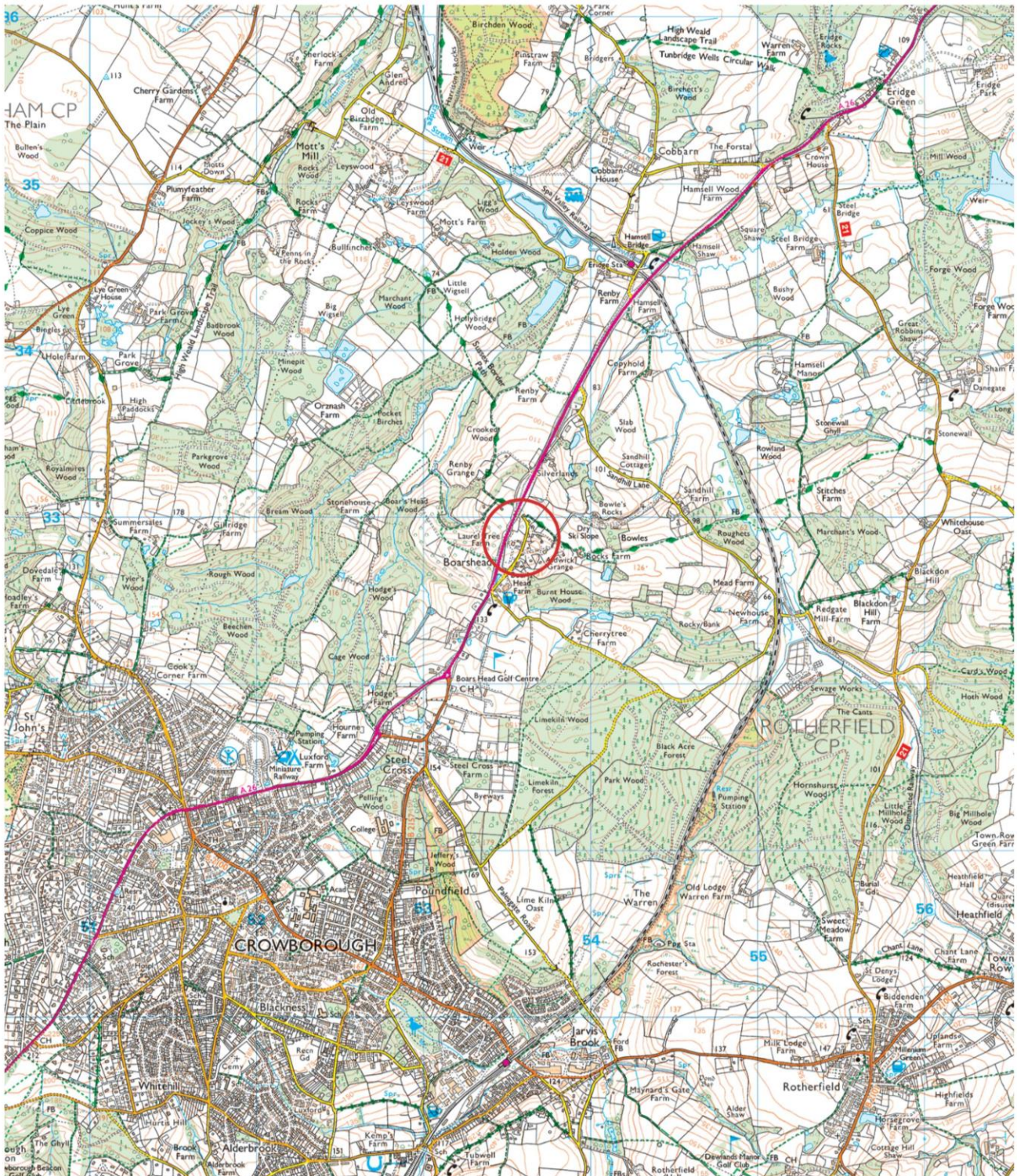
AGENT'S NOTE

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as statement of fact and all measurements given are as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed structural survey of the building nor tested the services or any fittings.

GUIDE RENT

£5,600 per annum

LOCATION PLAN



Produced on Mar 20, 2023.
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500 m
Scale 1:30000 (at A4)



BTF and any Joint Agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.