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chartered surveyors
and property consultants



Dene Farm • Wadhurst Road • Mark Cross / Wadhurst • East Sussex TN6 3PD
Range of Commercial Buildings – Retail / Showroom, Workshop & Café
From 1000 sq ft to 6566 sq ft in total - Available separately, combined or as a whole

COMMERCIAL

Location

Dene Farm is situated between Mark Cross, to the west, and Wadhurst, to the east, directly off the B2100.

The Tunbridge Wells / Mayfield Road (A267) runs through Mark Cross, approximately 1.2 miles to the west and Wadhurst High Street is approximately 2.5 miles to the east.

The closest principal town is Tunbridge Wells, approximately 6.5 miles to the north.

Description

Three separate distinct commercial buildings, including retail / showroom use, café, and workshop. Suitable for a wide range of alternative uses – subject to planning approval., if required

Retail / Showroom - this building is of modern steel portal frame construction with a minimum eaves' height of about 18 ft, allowing further sales area at mezzanine level.

Workshop - comprises a converted concrete portal frame building having been over-clad with coloured profile steel sheets. The eaves height in this building is about 12 ft, and there is a mezzanine storage area.

Café - a single storey building also of concrete portal frame construction.

Floor Areas

	sq m	sq ft
Retail / Showroom (including mezzanine) -	381.06	4102
Workshop -	135.99	1464
Café -	92.93	1000
<u>Total floor area</u>	609.98	6,566

Rents

Retail / Showroom (including mezzanine) -	£45,000
Workshop -	£12,000
Café -	£10,000
As a whole -	£67,000

The rents are per annum and exclusive of all other outgoings. VAT may be applicable.

Terms

New leases are available by arrangement for individual buildings, or a single lease for the whole.

Viewing Arrangements

Strictly by appointment.

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Rupert Farrant – rupert@durlings.co.uk



Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- (v) whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

- **Subject to accounts & references**
- **A Rent Deposit will be required**



Access Road



RECEPTION
TOILET
OFF ROAD
MOTORCYCLES
SALES
CLOTHING
ACCESSORIES
SERVICING
LUBRICATION
MAINTENANCE
SERVICING
FreeStyle



Showroom & Workshop



Showroom

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



Showroom Interior

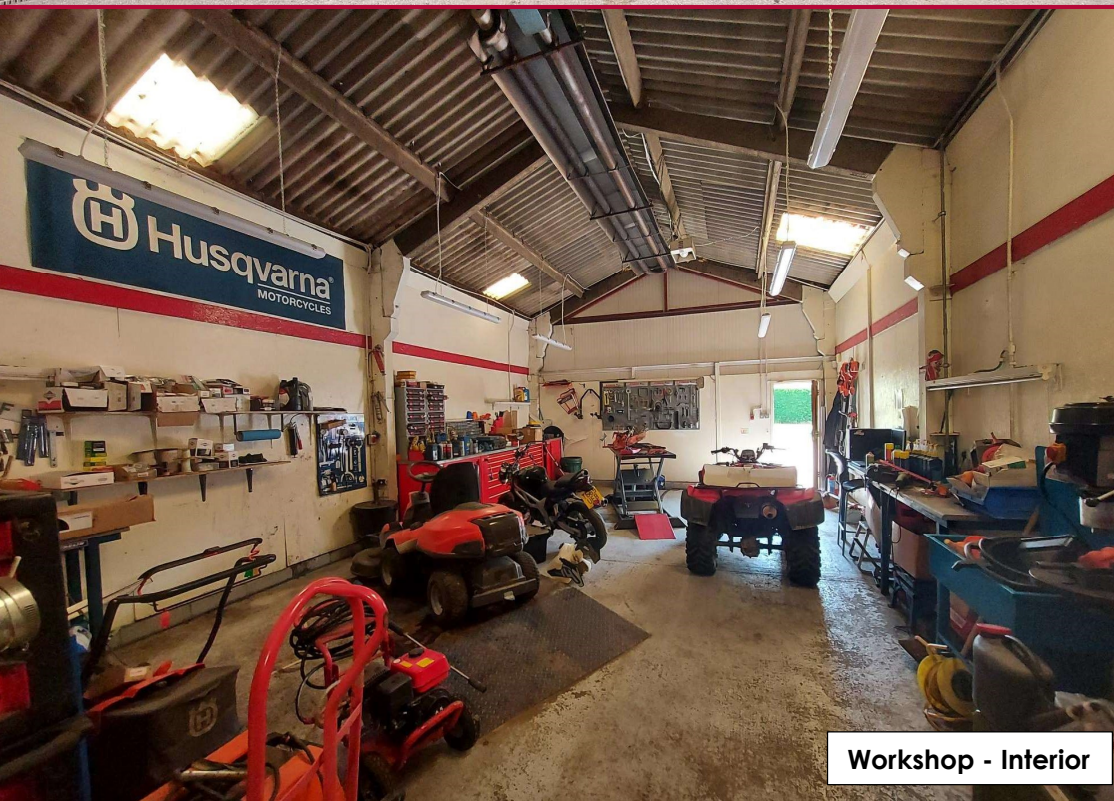
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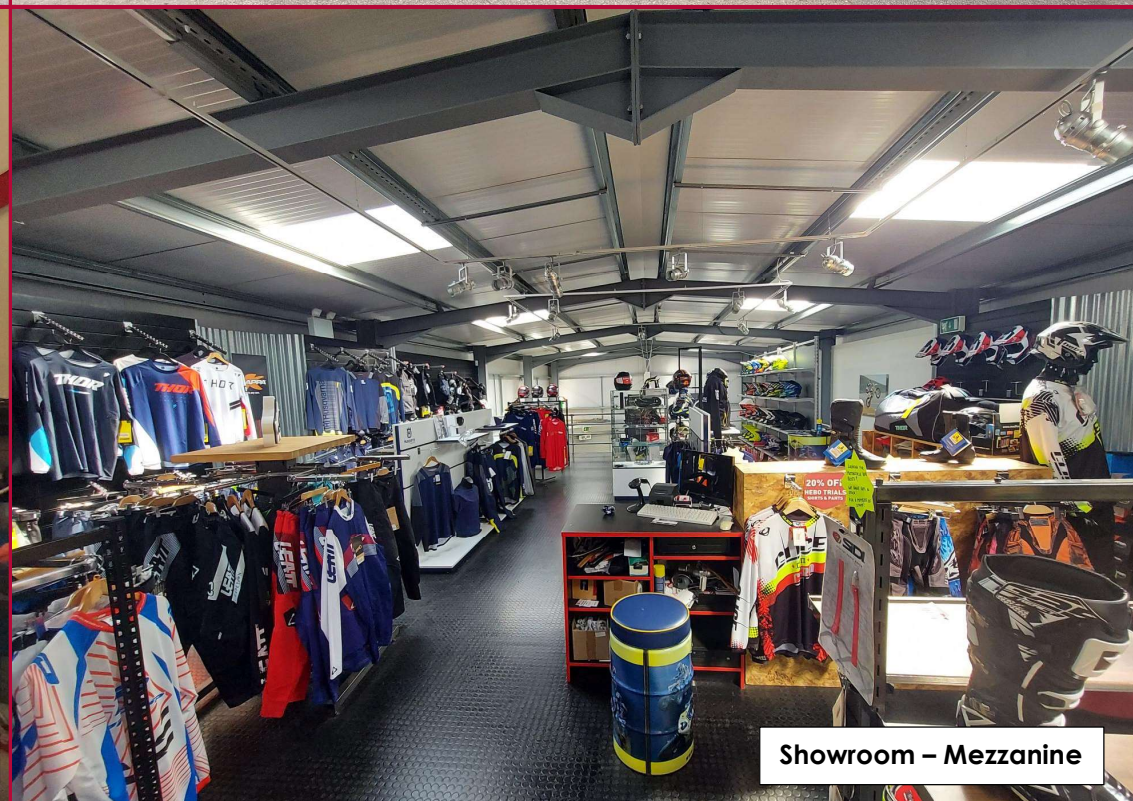
Workshop



Café



Workshop - Interior



Showroom - Mezzanine