

meridian
SURVEYORS

Lake House, Battle

A Lock up Shop Premises To Let

Rent £8000pax

Lake House, Battle TN33 0AY

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Description:

Meridian Property are delighted to offer To Let this double fronted shop premises occupying this prominent position towards the outskirts of the historic town of Battle.

Location:

Located on the outskirts of the historic town of Battle in the heart of 1066 country. Occupying a prominent and highly visible position close to the High Street and train station.

Accommodation:

Retail space approx. 462sqft
Office approx. 8.1sqft
Kitchen
Toilet Facilities
Basement Area

Amenities:

Double Fronted Shop Front
Prominent Location
Rear Office Room/Store Room
Toilet Facilities
kitchen
Close to Train Station and High Street

Term:

A new lease for a term to be agreed.

EPC Asset Rating:

TBC

Rateable Value:

The rateable value is £7200. Small business rate relief may be available.

Legal Costs:

Each party responsible for their own legal fees.

Possession:

Immediate upon completion of legal formalities.

VAT:

All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

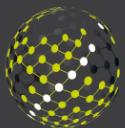
Viewing:

Strictly by appointment through the agents, Meridian Property.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Contact
16 Havelock Road, Hastings
East Sussex, TN34 1BP

Tel: 01 424 863306
www.meridianproperty.co.uk
info@meridianproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.