



**STORE / WORKSHOP
AND GARAGES
TO LET
753ft² (70m²)**

**Ashurst Road, Ashurst
TN3 9TE**

howse
associates

01892 775757

www.howseassociates.co.uk

LOCATION

The village of Ashurst is located on the A264 about five miles west of Tunbridge Wells and eight miles east of East Grinstead.

The property is situated just off the north side of the A264 Ashurst Road virtually opposite St Martins of Tours church.

Ashurst Station is about 0.4 mile to the west. It provides regular services to London Bridge (57 mins), East Croydon, Crowborough and Uckfield.

DESCRIPTION

The property comprises a small store / workshop and two double garages in a small, private yard.

APPROX FLOOR AREAS

| | | |
|------------------|--------------------|--------------------|
| Store / workshop | 205ft ² | 19m ² |
| Double Garage 1 | 321ft ² | 29.8m ² |
| Double Garage 2 | 228ft ² | 21.2m ² |

RATES

| | |
|---|----------------|
| Rateable Value April 2026 | To be assessed |
| Small Business Rates Multiplier 2026-27 | 38.2p |

Small businesses may be entitled to Small Business Rates Relief. For advice on rates payable, interested parties should contact the Rates Department at Tunbridge Wells Borough Council (tel: 01892 526121).

TERMS

The property is offered to let with the benefit of a new effectively internal repairing and insuring lease for a term by negotiation subject to three yearly upward only rent reviews.

RENT

£6,500 per annum exclusive of rates and VAT.

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties should satisfy themselves as to their accuracy. The Vendors, Lessors, Howse Associates or any person in their employment can make or give no representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of a Value Added Tax to which they may be subject. None of the services have been tested.



LEGAL COSTS

The in-going tenant is to be responsible for both parties' reasonable legal costs incurred in the transaction.

VIEWING

By prior appointment through Adrian Howse of Howse Associates
Tel: 01892 775757 Email adrian@howseassociates.co.uk

