



TO LET

**Kings Court, East Grinstead Road
North Chailey, Lewes BN8 4DH**



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Key Features

- Self-contained
- Providing open plan workspace
- Suitable for a variety of uses falling under Use Class E
- Flexible space located on the ground floor
- Fitted kitchen and WCs
- With ancillary basement storage
- Designated parking with 9 spaces included
- Conveniently situated on the A272 between Haywards Heath, Lewes and Uckfield
- Quoting rent £18,000 per annum
- 100% Business Rates relief (STP)

Location

The property is prominently situated on the A275 at North Chailey, a well-connected village between Haywards Heath and Lewes. The location offers convenient access to surrounding towns and the wider Mid Sussex area.





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Description & Accommodation

The premises comprise an attractive period building, formerly operating as the Kings Head Inn public house. More recently, the property has been converted to provide office accommodation at ground floor level, with residential use on the upper floors. Despite being modernised, the building retains a number of original period features, including bay windows and an open fireplace.

The ground floor offers open-plan space suitable for a variety of uses within Use Class E (STPP). The space is self-contained, easily accessible, and benefits from a fitted kitchen and WC facilities. Externally, there is designated parking for up to 9 cars.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground Floor	942	87.55
Basement	546	50.71
Total	1,488	138.26





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EPC

TBA

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The premises are available to let on a new lease for a term to be agreed at a guide rental of £18,000 per annum.

Business Rates

Rateable Value (2023): £11,500

Please note the majority occupiers can expect to benefit from 100% rate relief, subject to status.

Further information: <https://www.gov.uk/calculate-yourbusiness-rates>

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



Viewings and Further Information

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.





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