

FORMER TRUG STORE FREEHOLD FOR SALE

761 sq. ft (70.69 sq. m)



Oakley

Your Sussex Property Expert



FOR SALE

The Wattle, Holmes Hill, Chiddingly, Lewes East Sussex BN8 6JA

- Excellent prominent position on the A22
- Possible conversion opportunity (STNC)
- Suit a variety of uses (STNC)
- Off road parking

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LOCATION

The property is situated on the western side of the A22 in a highly prominent roadside location near the junction of Lewes Road. The A22 is a main arterial road and busy commuter route running east to north west through Sussex and connecting the area from Hailsham to East Grinstead. Uckfield is the closest mainline train station for access to London which is approximately 7miles to the north.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN8 6JA.

DESCRIPTION

The premises are accessed directly off the A22 with the benefit of off-road car parking. Accessed from the eastern side via a personnel door, the premises are laid out as five separate rooms with the building having been used for many years as a Trug Store. The property could suit a variety of different uses, including possible conversion to a dwelling (STNC). The property to the rear benefits from a garden space and views to the south west.

ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Ground floor</i>	<i>761</i>	<i>70.69</i>
<i>Total</i>	<i>761</i>	<i>70.69</i>

PRICE

Offers are invited in the region of £180,000 for the freehold interest.

USE

We understand the property is believed to be class 'A1' of the Town and Country Planning Act 1987, however this now falls under the category 'E', but we advise any potential tenant to liaise with the planning authority.

BUSINESS RATES

The Rateable Value from April 2024 provided by the Valuation Office Agency www.voa.gov.uk is £3,400.

The Small Business Rate for the financial year (2024-2025) is 49.9p in the £ making the Rates payable for the ground floor approx. £1,696.60.

However, since the premises have a rateable value lower than £12,000, occupiers may benefit from up to 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

ENERGY PERFORMANCE CERTIFICATE

C-67

VIEWING ARRANGEMENTS

Strictly by appointment through sole agent, Oakley Property.

CONTACT



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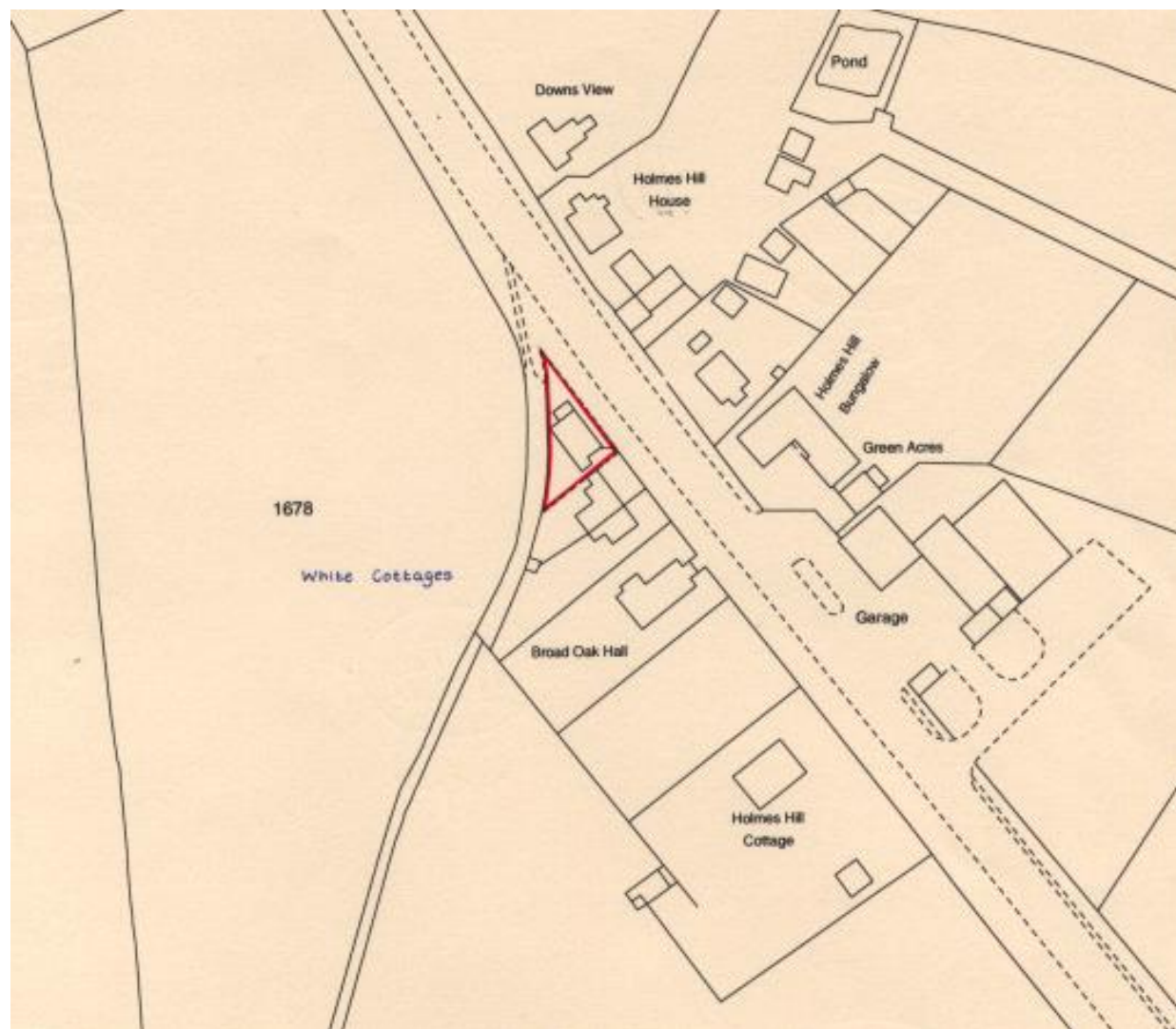
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