



Warehouse and Yard Freehold For Sale



## LOCATION

Uckfield is a market Town in East Sussex within the Wealden District. The town has a population of approximately 15,000 people, which is due to increase with the addition of approximately 1,500 homes over the next five years.

The town is served by excellent regional bus services and train links to central London, whilst also benefiting from good road communications via the A22 to the coast, and to the national motorway network via the M25.

The subject property occupies a prominent position on Bell Lane, within principal trade area of Bellbrook Industrial Estate, which provides a diverse mix of trade, leisure and industrial businesses. Nearby occupiers of note are **Green DIY, Drakes Plumbing Supplies, Screwfix, Toolstation** and **Halfords**.

## ACCOMMODATION

The property comprises a warehouse, office, yard and mezzanine store with the following approximate dimensions and net internal floor area:-

|                        |             |                  |
|------------------------|-------------|------------------|
| Warehouse              | 594.76 sq m | 6,402 sq ft      |
| Office/Showroom        | 116.50 sq m | 1,254 sq ft      |
| Mezzanine              | 81.47 sq m  | 877 sq ft        |
| Yard                   | 603.86 sq m | 6,500 sq ft      |
| <b>Total Site area</b> |             | <b>0.4 acres</b> |

The property benefits from eight parking spaces.

## TERMS

Offers in the region of **£1,100,000** are sought for the freehold interest. The property is offered to the market with full vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

## RATING ASSESSMENT

|                                    |         |
|------------------------------------|---------|
| Rateable Value from 1st April 2023 | £66,500 |
| Rate in the £ (2023/24)            | 51.2p   |

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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