Delightful Detached Offices With Garden & Car Parking

Many Fine Features Including Wealth Of Oak Beams

For Sale or To Let

THE COACH HOUSE

CHURCH STREET, UCKFIELD TN22 1BP



LOCATION

The premises lie in the heart of the town centre being between Belmont Road and Holy Cross Church. The front door of the offices are in Church Walk and overlook the grounds of the Church. The High Street is only approx. 2 mins walk and there is easy pedestrian access via Belmont Road to the large central shoppers car park

ACCOMMODATION

The premises comprise a former coach house refurbished in the 1990s to a very high standard including a wealth of exposed brickwork, oak beams and oak doors to provide a delightful character and surprisingly spacious suite of offices.

Ground Floor

Entrance hallway Glazed door to stairs to 1st floor + alarm control panel. Twin glazed doors to:

Reception 19'3" x 10'3" (*5.9m x 3.1m*) **197 sq ft (*18.3 sq m*)**
Twin aspect, glazed door with external stable door to car parking area + fan-assisted night storage heater.



From hallway, 4 steps down to:

Lower Floor

Lobby
with feature beams, York stone walling, quarry tiled floor, built-in store cupboard, understairs alcove + night storage heater.

continued

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Cloakrooms Gents - with low level w.c, hand basin + electric towel rail. Ladies - with low level w.c., hand basin, electric towel rail + water heater.

Kitchen 6' x 7'3" (*1.8m x 2.2m*) with sink unit, L-shaped worktops, oak-fronted base & wall units + built-in fridge. Door to:

Shower room having lobby with heated towel rail, electric fan + built-in fully tiled shower with electric shower unit.

Office 1 8'9" x 11'6" (*2.7m x 3.5m*) **101 sq ft (*9.4 sq m*)**
Feature alcove with beam over, built-in meter/fuse box cupboard + night storage heater. Glazed door to patio garden.

1st Floor Large landing with feature beams, exposed brick & York stone walling, built-in cupboard, skylight + night storage heater.

Office 2 11'9" x 19'3" (*3.6m x 5.9m*) **226 sq ft (*21.0 sq m*)**
Twin aspect, beamed ceiling & wall, feature brick fireplace + fan-assisted night storage heater.

From landing, 3 steps up to:

Office 3
10'3" x 12' (*3.1m x 3.7m*)
123 sq ft (*11.4 sq m*)
Feature wall & ceiling beams, skylight + programmable electric heater.



Office 4
6'9" x 14' (*2.1m x 4.3m*)
95 sq ft (*8.8 sq m*)
Feature wall & ceiling beams, 2 skylights, night storage heater + large built-in storage cupboard.

Total Overall Office Area 786 sq ft (*73.0 sq m*)



Outside
To the front of the building is a brick wall enclosed parking area with space for 2/3 vehicles and accessed via Belmont Road. To the south of the building is a small patio garden, part paved and part gravelled with a number of trees including flowering hawthorn. There is a separate gate to Church Walk.

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Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. **The Coach House, Uckfield**

TERMS

Leasehold New 10 year lease on a normal full repairing and insuring basis with a review after 5 years at a commencing rent of £14,000 per annum exclusive of rates.



Freehold £260,000 with full vacant possession.

RATES Local Authority: Wealden

SBR(26/27): 43.2p

Rateable value : £11,250

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT VAT will be charged on the rent/price.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate band B (50)

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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