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**Website**  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

## Car Sales Site - Freehold For Sale

**150 Ft Road Frontage**

**THE STREET, SEDLESCOMBE, EAST SUSSEX TN33 0QB**



### LOCATION

Situated on the B2244 Cripps Corner/A21 road, being in the middle of Sedlescombe village and approximately 0.75 miles from the junction with the A21. Other businesses in the vicinity include **The Bridge Garage, The Bridge Garage Workshop** and an antique shop.

### ACCOMMODATION

The premises comprise an area of gravelled display, used for car sales, together with a small detached single storey building. In more detail the premises are arranged as follows:

<b>Site</b>	Main road frontage	approx. <b>150' (45.7m)</b>
	Average site depth	39' (11.9m)
	<b>Site area</b>	approx. <b>6,200 sq ft (576 sq m)</b>
	It is estimated that approximately 40 cars can be displayed on this site.	

<b>Sales office</b>	Single storey timber building.
	Overall 18'3" x 10'9" (5.6m x 3.3m)
	<b>196 sq ft (18.2 sq m)</b>

	Within this area is:	
<b>Office</b>	12' x 10'9" (3.7m x 3.3m)	129 sq ft (12.0 sq m)
<b>Store/kitchen</b>	5'6" x 7'6" (1.7m x 2.3m)	41 sq ft (3.8 sq m)

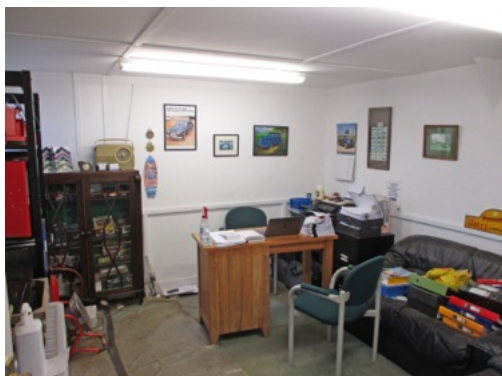
<b>Store</b>
10'9" x 4'9" (3.3m x 1.4m)
<b>51 sq ft (4.7 sq m)</b>

### N.b.

There is currently no cloakroom .

### PRICE

£179,000 for the freehold interest.



continued

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SHOPS  
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OFFICES  
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FACTORIES  
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WAREHOUSES  
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VALUATIONS  
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RATING  
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## 2. The Street, Sedlescombe

<b>RATES</b>	Local Authority: Rother	SBR: 49.9
	Rateable value April 2023:	£17,250
	Currently under appeal.	
<b>VAT</b>	VAT will not be charged on the price.	
<b>SERVICES</b>	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	
<b>EPC</b>	We understand that an energy performance certificate is not required as the building is detached and less than 50 sq m.	
<b>VIEWING</b>	Strictly by prior appointment with agents, <b>Lawson Commercial</b> .	

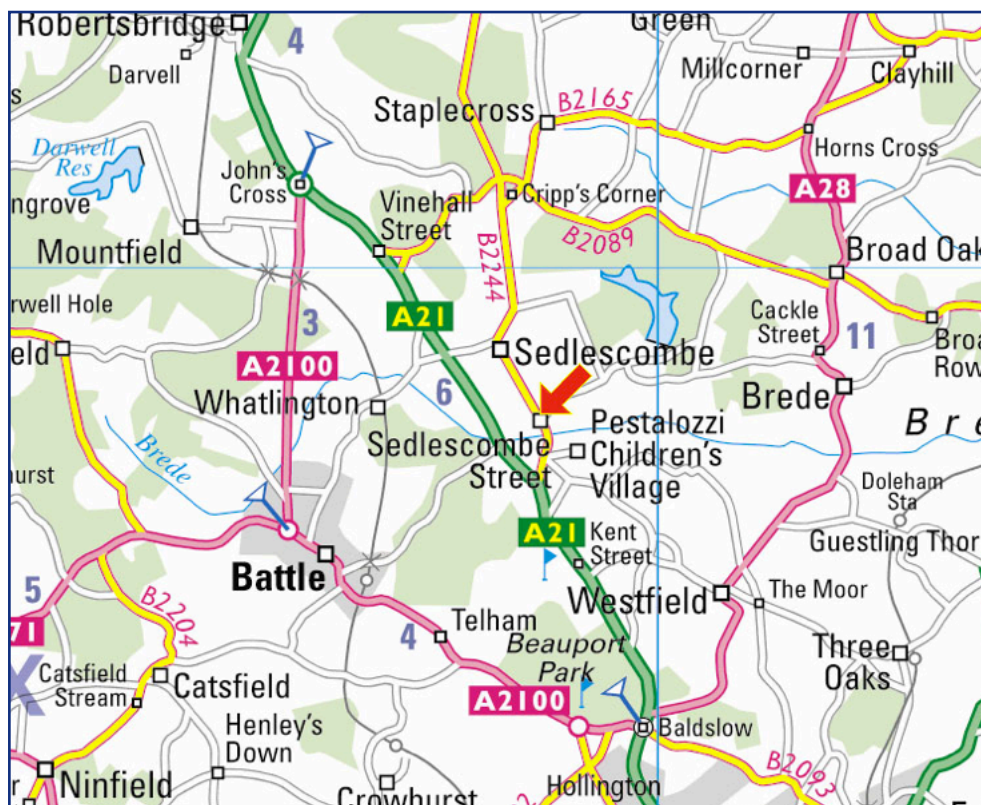
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COMMERCIAL SURVEYORS  
ESTATE AGENTS & VALUERS



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Accred. No. A6545



Membership No. T01611

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