



Telephone
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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.

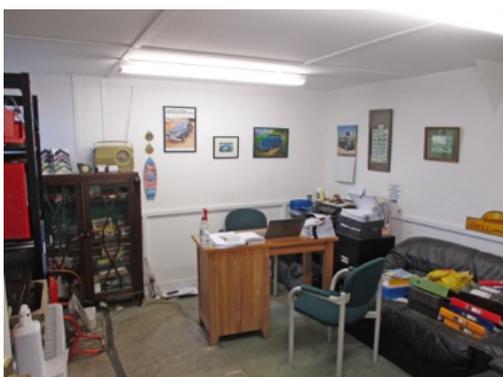
ACCOMMODATION

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:

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

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

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



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

N.b.
There is currently no cloakroom .

PRICE
£179,000 for the freehold interest.

continued

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

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2. The Street, Sedlescombe

RATES Local Authority: Rother SBR: 49.9
Rateable value April 2023: £17,250
Currently under appeal.

VAT VAT will not be charged on the 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 We understand that an energy performance certificate is not required as the building is detached and less than 50 sq m.

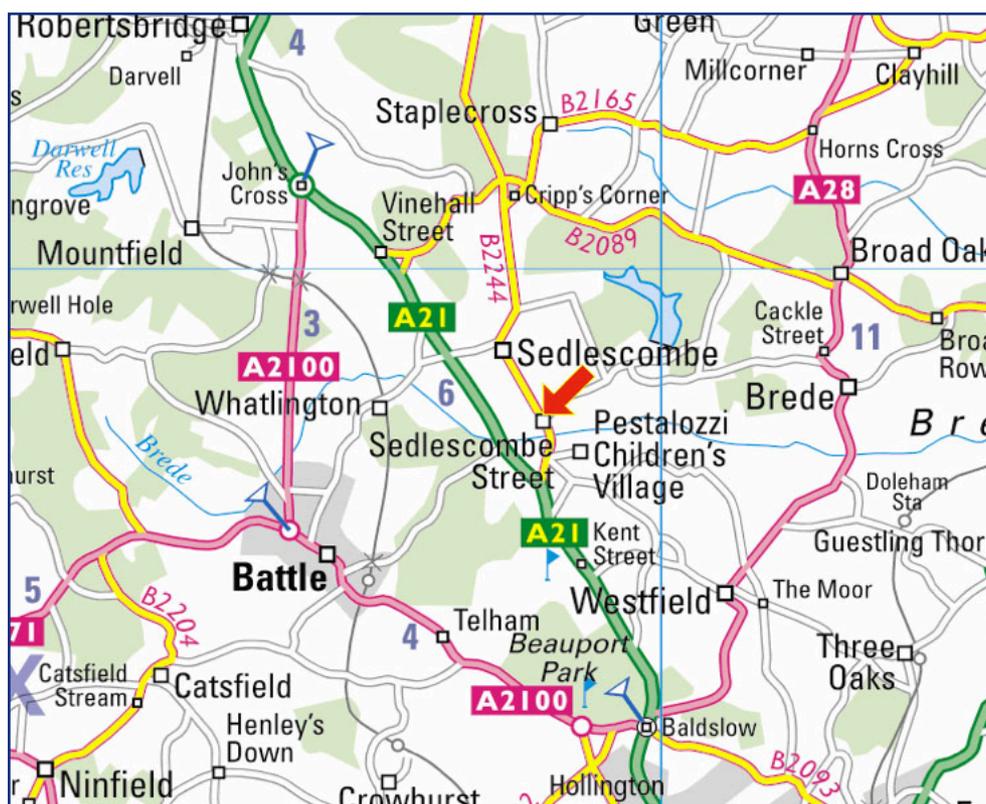
VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

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Membership No. T01611

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