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Viewing Strongly Recommended To Appreciate Fantastic Design
Superb Town Centre Flexible Business Space
Vacant Freehold For Sale With Income
CLEARWATER HOUSE, BELL LANE, UCKFIELD TN22 1QJ



LOCATION

Situated in the heart of Uckfield town centre being immediately to the rear of The Works and opposite Sussex Beds. The premises adjoin Tesco's car park being on the corner of Bell Lane and Bellfarm Lane and only yards from Waitrose and the Bell Lane/High Street junction.

ACCOMMODATION

The premises comprise a most attractive large, twin aspect space with a number of individual rooms having full height glass partitions together with a 1st floor room and storage. It has previously been used as offices but more recently as a unique retail showroom. There is also covered car parking.

Glazed entrance doors to small entrance lobby with 5 glass steps to:

Retail space/General office

31' x 25'6" (9.4m x 7.8m) **791 sq ft (73.5 sq m)**
Twin aspect with feature balustrade and glazed panels.

Room 1 13'9" x 11' (4.2m x 3.3m) **151 sq ft (14.0 sq m)**
Full height glazed panels including an attractive curve panel opening into the general area.



Corridor leading to:

Store
9' x 7' (2.7m x 2.1m) **63 sq ft (5.8 sq m)**
Door to external decking area.

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2. Clearwater House, Uckfield

Room 2 14' x 11'3" (4.3m x 3.4m) **158 sq ft (14.7 sq m)**
Velux-style double -glazed windows providing additional light, twin sliding double-glazed doors to external decking area + full height sliding glass door to corridor.

Room 3 16' x 11' (4.9m x 3.3m) **176 sq ft (16.3 sq m)**
Full height glazed partition + sliding glass door to corridor.

Full glazed doorway + 2 steps down to:

Room 4

Overall 19'6" x 19'3" (5.9m x 5.8m)
375 sq ft (34.8 sq m)

Velux-style window providing additional natural light + double-glazed windows overlooking external decking area.

Room 5/store

9'3" x 10' (2.8m x 3m)
93 sq ft (8.6 sq m)



Doorway to internal car park + stair to:



1st Floor - Room 6

12'3" x 19'3" (3.7m x 5.9m) + 6'9" x 12'9" (2.1m x 3.9m)

349 sq ft (32.4 sq m)

Glazed skylight providing excellent natural light, carpeting + full height glazed partitioned filing area.

From Corridor, access to:

Staff area Approx. 10' x 10' (3.0m x 3.0m) **100 sq ft (9.3 sq m)**
Stainless steel sink with cupboards under. Door to:

Store 3'9" x 10' (1.1m x 3.0m) **38 sq ft (3.5 sq m)**
Door to internal car park.

Cloakrooms Male & female/disabled compliant w.c.s .

Total Overall area 2,294 sq ft (213.1 sq m)

Special Features

- ❖ White & black porcelain floor tiles throughout ground floor. ❖
- ❖ Full suspended ceiling with inset lights. ❖
- ❖ Wall-mounted air conditioning & heating units throughout. ❖

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Accred. No.A6545



Membership No.T01611

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3.

Clearwater House, Uckfield**Outside**

There is a secure covered parking area with 3 spaces reserved for this unit. There is internal pedestrian access + separate vehicular access from Bell Farm Lane via a security gate. In the flat area car park is a separate lockable store room 7'9" x 18'8" (2.4m x 5.6m) - 144 sq ft (13.4 sq m) with timber shelves, carpeting + strip lighting.

Total Usable Area 2,256 sq ft (209.6 sq m)

Total Overall area including storage 2,438 sq ft (226.5 sq m)

TERMS

Currently the unit is held on a 999 year lease from 2008 with no ground rent. The freehold includes income from flats and car spaces. 17 flats are paying £100 pa per flat (£1,700 pa) which rises in 2029 to £200 pa per flat (£3,400 pa).

There is a service charge which includes maintenance & repair of the common areas, water rates, building insurance and electricity to the common areas. The budget for the year ending December 2026 is £24,436.. There is a structural reserve fund (sinking fund) with a credit balance. The shop/office contributes to the service charge with the cost for 2026 being £1,121.

There is income from 10 car parking spaces currently charged at £603 per 12 month agreement per space. Income for 2025 was £3,613 and for 2024 £4,155. There are currently 4 spaces not let. Note there are 13 car spaces in total including the 3 spaces allocated to the shop/office.

PRICE

£436,000 for the freehold and long leasehold interest with the benefit of approx. £5,300 pa of income.

Alternatively

£360,000 for the long leasehold interest only, excluding the freehold interest and income.

Both options include vacant possession of the unit.

N.b.

The freehold, including ground rents and car space income, will not be sold separately before the sale of the long leasehold interest of the unit.

RATES

Local Authority: Wealden

SBR(26/27): 43.2p

Rateable value : £25,200 (including 3 car spaces)

VAT

Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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 C (62).

continued

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Clearwater House, Uckfield

