

BURWASH

OAKLEYS GARAGE, HIGH STREET

EAST SUSSEX

TN19 7HA

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**FREEHOLD FOR SALE - DETACHED FORMER GARAGE
PROMINENT ROADSIDE LOCATION – ALTERNATIVE USES CONSIDERED (STPP)**

Location

Burwash is an affluent village located within the county of East Sussex . The premises are situated at the junction with Highfields in a predominantly residential area fronting the A265 at the western end of Burwash Village providing direct access onto the A21 at Hurst Green.

Etchingham mainline station is located approx. 2.9 miles away offering commuters a service into London and Hastings.



Description / Planning

The site is broadly L-shaped and currently occupied by a single storey garage complex comprising vehicle showroom, petrol pumps, workshops with forecourt and stores.

The property falls within the jurisdiction of Rother District Council and within the High Weald AONB. We are advised the property is not Listed nor is it located within a Conservation area. Our clients will consider alternative uses for the property and potential purchasers should make their enquiries of the Local Planning Authority, Rother District Council (Planning Department).

Site Area

(with approximate dimensions and areas)

Site Frontage:	136'	41.6m
Site Depth:	162'	49.2m
Total Site Approx.	14,692 sq.ft	1,365 sq.m
	0.136 hectares	0.337 acres

Price

£650,000 (Six Hundred and Fifty Thousand Pounds), for our client's freehold interest with vacant possession, subject to contract.

Our client may consider a conditional sale subject to the grant of a change of use/Planning Permission. Offers on this basis should include the envisaged timescale and full details of any alternative use proposed.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,253.75 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority directly.

Legal Costs

Each party is to be responsible for the payment of their own legal fees. Our clients reserve the right to seek an undertaking from a prospective purchaser should a proposed change of use or development of the site be proposed.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

Services

We have not inspected the services however it would appear the site benefits from mains electricity, water and drainage. Prospective purchasers should satisfy themselves through their own due diligence enquiries

Site Plan



Energy Performance Certificate



Viewings

The site can be inspected from the public highway. If you require an internal inspection of the property, it is essential that you make a prior appointment via Linays Commercial Ltd.



Contact:
Adrian Tutchings
Mandeep Cheema

Email:
commercialproperty@linays.co.uk
mc@linays.co.uk

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