

For Sale:

Light Industrial/Office/Showroom



The Old Bus Garage, Beaconsfield Road, Chelwood Gate, Haywards Heath, East Sussex RH17 7JU

Floor Area: 269.23 sq m (2,989 sq ft)

- Affluent village location
- Suitable for various uses
- Current passing rent of £16,000 per annum
- Parking for 3 vehicles

For Sale: £265,000

Oxted 01883 719100
howardcundey.com

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LOCATION

Situated with forecourt frontage to the southern side of Beaconsfield Road close to the junction with Lewes Road (A275), approximately 7 miles from East Grinstead Town and approximately 3 miles from the larger village of Forest Row. The property is in a semi-rural location which is predominantly of low density residential development surrounded by the picturesque landscape of the protected Ashdown Forest.

PREMISES

A two storey detached building originally constructed as a bus depot, however more recently it has been used for a variety of commercial uses including office space, light industrial workshop, retail/showroom and warehouse. The concrete forecourt offers parking for 3 vehicles and the building itself is gable fronted beneath a profile sheet roof with mixed profile sheet and timber cladding to elevations. The building can be identified by the 'Clanfield Systems Ltd' wording on the fascia sign. The front of the building includes a display window which is currently whitened out, but offers potential.

ACCOMMODATION

The building is accessed via a personnel door, which leads into a small entrance hall with stairwell to the first floor. To the ground floor the property benefits from a partitioned office/store room, open plan warehouse/ workshop area with loading door. The front section to the first floor is used as office space, with partitioned meeting room, whilst the rear section is used for storage. The property benefits from unisex toilets to both ground and first floors, fluorescent strip lighting (with the addition of halogen spotlighting in the first floor offices), pine cladding to ceilings and walls and electric heating. The building has the benefit of a 3 phase power supply. The floor space is readily adaptable to suit the needs of any prospective owner occupier or future tenant, with the possibility of creating more office accommodation by converting some of the workshop/warehouse space or a more suitable industrial unit, by removing the mezzanine floor.

FLOOR AREAS AND MEASUREMENTS

The approximate gross internal floor areas are as follows:-

Ground Floor	137.26 sq m	1,477 sq ft
First Floor	55.08 sq m	593 sq ft
Mezzanine	6.87 sq m	827 sq ft
Total	269.21 sq m	2,898 sq ft

The ground floor has an approximate front to rear depth of 19.75 m (61'9") and approximate total width of 6.95 m (22'10").

There are similar dimensions to the first floor.

SITE AREA

The site sits on an area of approximately 0.06 acres (0.024hectares)

RENTS AND LEASES

The property is currently occupied by Clanfield Systems Ltd, who rent the property on a 6 month renewable lease.

The tenant pays a rent of £16,000, per annum, which includes building repairs, maintenance and insurance. Based on the previous years expenditure the net rent equates to £16,000 per annum*. Further details on request.

*Approximate net rent based on last years expenditure.

GUIDE PRICE

£265,000 for the freehold interest.

RATING

Assessed as 'Warehouse and Premises'; RV £7,700 payable at the current Uniformed Business Rates. All enquiries to Wealden District Council 01323 443387. Point of reference www.voa.gov.uk.

The property may be eligible for small business rates relief, subject to application.

VAT

We understand the building is not elected for VAT and therefore VAT is not payable on the purchase price.

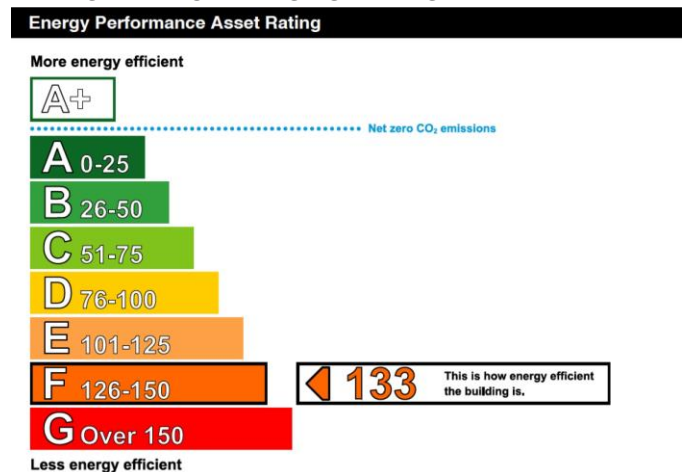
LEGAL COSTS

Each party to be responsible for the own legal and professional costs.

VIEWING

Strictly by appointment with sole agents Howard Cundey.

ENERGY PERFORMANCE CERTIFICATE



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