



FOR SALE - Freehold Office - May Suit Alternative Uses (STP)
New House, High Street, Ticehurst, East Sussex TN5 7AL
NIA Approx. 943ft² [87.6m²]

When experience counts...

est. 1828
bracketts

FOR SALE

**FREEHOLD OFFICE
MAY SUIT ALTERNATIVE USES
(SUBJECT TO PLANNING)**

NIA APPROX. 943FT² [87.6M²]

GUIDE PRICE £210,000

**NEW HOUSE
HIGH STREET
TICEHURST
EAST SUSSEX
TN5 7AL**



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

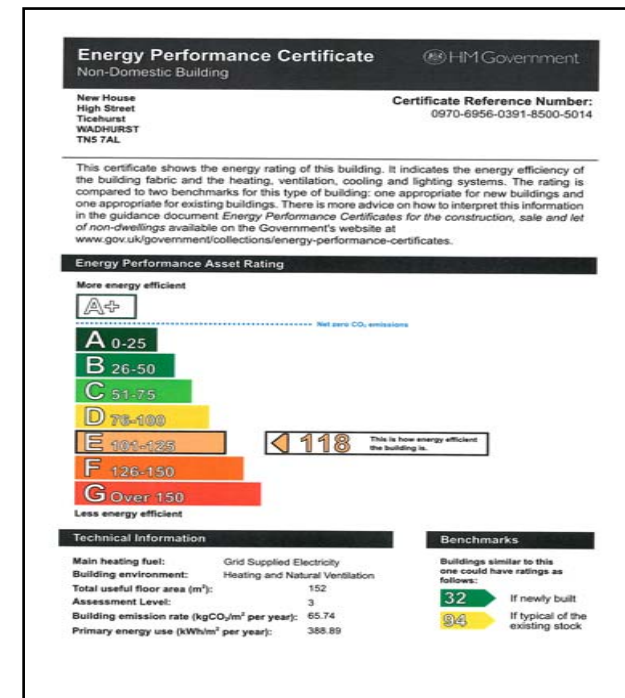
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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Ticehurst village is located in East Sussex approximately 10 miles south east of Royal Tunbridge Wells.

The property is situated in the centre of the village at the corner of High Street and Church Street and opposite the Bell Public House

DESCRIPTION

An historic attached two storey office building in the centre of Ticehurst. The property benefits from period features and provides traditional cellular office accommodation. Our client believes that the property may suit alternative uses subject to securing planning and any other statutory consents.

ACCOMMODATION

Ground Floor:
Entrance doors off High Street and Church Street leading to:

Reception	Approx.	33ft ² [3.0m ²]
Kitchen	Approx.	133ft ² [12.4m ²]
Office	Approx.	91ft ² [8.5m ²]
Office	Approx.	215ft ² [20.0m ²]
Meter Cupboard	Approx.	9ft ² [0.8m ²]
WC		

First Floor:
Stairwell and hallway leading to:

Office	Approx.	95ft ² [8.8m ²]
Office/Store	Approx.	51ft ² [4.7m ²]
Office	Approx.	119ft ² [11.0m ²]
Office	Approx.	197ft ² [18.3m ²]
WC		

Stairwell leading to attic.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Attic:

Not measured

TENURE

Freehold with vacant possession subject to any flying freeholds, rights or easements that may exist.

GUIDE PRICE

£210,000 (Two hundred and ten thousand pounds).

VAT

We are advised that the sale price will not attract VAT.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as "Shop and premises" and has a Rateable Value of £4,900.

The Standard UBR for 2018 / 2019 is 49.3 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to pay their own legal costs save that the Prospective Purchaser will be required to provide a legal undertaking to pay any abortive legal costs incurred by the Vendor.

VIEWING

Strictly by prior appointment with the sole agent:
Bracketts Tel: 01892 533733.

Contact:
Darrell Barber MRICS – darrell@bracketts.co.uk



Note - we understand that adjoining and nearby properties are Listed - any interested party must rely upon its own enquiries.

SUBJECT TO CONTRACT AND PROOF OF FUNDS.
13/03/19/DB

