



**Telephone**  
**01825 76 44 88**

Website  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

**Character Business Premises**  
**Ideal Retail, Offices Or Restaurant**  
**THE OLD STATION HOUSE**  
**STATION APPROACH, HEATHFIELD TN21 8LG**



**LOCATION**

Station Approach is a road off Station Road almost opposite Sainsburys. Other businesses in the vicinity include a nail bar, pet foods and restaurants. Directly opposite the property is a walkway which leads to a free shoppers car park with vehicular access off Station Road alongside Tesco. The High Street is just a couple of minutes walk to the north.

**ACCOMMODATION**

The premises are, as the name suggests, an old station house and the ground floor has traded for many years as a retail shop with separate residential accommodation over. There is useful forecourt parking and in more detail the premises are arranged as follows:

Attractive entrance porch with twin doors leading to:

**Retail/office area 1** 15' x 15'9" (4.6m x 4.8m) **236 sq ft (21.9 sq m)**

Lofty ceiling, twin doors to rear garden + attractive timber floor. Twin arches leading to:



**Retail/office area 2**

(Righthand section)

11'9" x 15' (3.6m x 4.6m)

**176 sq ft (16.4 sq m)**

Ceiling height

approx. 14'6" (4.4m)

Twin aspect with attractive timber floor, gas-fired Rayburn supplying radiators + trap door to small cellar (*not inspected*).

continued

■  
SHOPS  
■  
OFFICES  
■  
FACTORIES  
■  
WAREHOUSES  
■  
INVESTMENTS  
■  
LAND  
■  
VALUATIONS  
■  
SURVEYS  
■  
RENT REVIEWS  
■  
LEASE RENEWALS  
■  
RATING  
■

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

■  
Fax  
01825 76 11 44

■  
Email  
[info@lawsoncommercial.co.uk](mailto:info@lawsoncommercial.co.uk)



Telephone  
**01825 76 44 88**

Website  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

## 2. The Old Station House, Heathfield

3 steps up to:

**Kitchen/store** 7' x 13'3" (2.1m x 4.0m) **93 sq ft (8.6 sq m)**  
Carpeted with sink unit having cupboards under & electric water heater + separate low level w.c. & hand basin.

**Retail/office area 3** (Lefthand section)  
15'9" x 14'3" (4.8m x 4.3m) **224 sq ft (20.8 sq m)**  
Carpeted with inset circular ceiling lights + 2 radiators. Twin arches leading to:

**Retail/office area 4** 12'6" x 15'9" (3.8m x 4.8m) **197 sq ft (18.3 sq m)**  
Twin aspect with radiator, carpet + inset circular ceiling lights. Door to:

**Inner hallway** Door to outside shared with access to flat.  
Door to:

**Separate store** 15'6" x 9' (4.7m x 2.7m) **140 sq ft (13.0 sq m)**

From Area 3 is an archway leading to:

**Kitchen/store/office** 11' x 13'3" (3.3m x 4.0m) **146 sq ft (13.6 sq m)**  
Ceramic glazed sink.

**Total Overall Area 1,212 sq ft (112.6 sq m)**

**N.b.** Throughout the above areas is a large quantity of shelving. In some areas the shelving is obscuring windows at the rear which provide natural light as well as some doorways to the rear garden. The Landlord has indicated that shelving can be removed depending upon an occupier's requirements with any damage made good and the area redecorated before occupation.

### Outside

To the front of the property is a tarmacaded area with space for up to 4 cars. There is also a fully functioning post box. To the extreme lefthand side of the building is a side gate leading to a small garden area with a further gate leading to the rear garden, where there is a shed providing additional storage 12'3" x 9' (3.7m x 2.7m) - 110 sq ft (10.2 sq m).



continued



Reg. No. S2936



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

### 3. The Old Station House, Heathfield



The garden is arranged as lawn, shrubs together with some trees.



<b>Planning</b>	Under the Town & Country General Permitted Development Order which came into force on 23rd May 2017 certain permitted changes of use are permitted without requiring formal planning consent. Thus these premises could be used for A1 retail, A2 office or A3 restaurant up to 150 sq m (1,600 sq ft) subject to prior approval. Contact agents for further information.	
<b>TERMS</b>	New 5 or 10 year lease on a proportionately full repairing and insuring basis.	
<b>RENT</b>	£16,500 per annum exclusive of rates.	
<b>RATES</b>	Local Authority: Wealden	SBR (18/19): 48.0p
	Rateable value: £13,000	
<b>N.b.</b>	Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at <a href="http://www.gov.uk/apply-for-business-rate-relief">www.gov.uk/apply-for-business-rate-relief</a> .	
<b>VAT</b>	Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.	
<b>SERVICES</b>	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	
<b>EPC</b>	The Landlord has been advised that an energy performance certificate is required.	
<b>VIEWING</b>	Strictly by prior appointment with sole agents, <b>Lawson Commercial</b> .	



4.

## The Old Station House, Heathfield

