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Superb High Street Position Freehold Shop For Sale With Development Potential Planning Consent For Two 1-Bedroomed Flats Over 142 HIGH STREET, UCKFIELD TN22 1QR

LOCATION

Situated in the heart of Uckfield High Street on the east side being between Craft Coffee Shop and George Moss independent jewellers. Opposite are branches of Nationwide Building Society and Dominos Pizza with, a few yards away, the entrance to the free shoppers car park with space for over 300 cars.



ACCOMMODATION

The premises comprise a ground floor shop with 1st & 2nd floors above previously used for storage and possibly residential some years ago. Planning has now been granted to convert the upper floors to two 1-bedroomed flats.

Shop	Internal width	17'3"	(5.3m)
	Shop depth	44'3"	(13.5m)
	at depth 25'9" narrowing to	13'6"	(4.1m)
	Sales area approx.	694 sq ft	(64.5 sq m)
	Door to:		

Rear store/office	8'3" x 7' (2.5m x 2.1m)		
		58 sq ft	(5.4 sq m)

Rear lobby	Door to outside, understairs cupboard + door to further inner lobby with stairs to 1st floor.		
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1st Floor

Landing with access to:



Former kitchen

11'9" x 11'9"	(3.6m x 3.6m)
138 sq ft	(12.8 sq m)

Door to:

Store/larder - 3'6" x 7'3"	(1.1m x 2.2m)
25 sq ft	(2.3 sq m)

continued



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2.	142 High Street, Uckfield	
Further store	5'3" x 7'3" (1.6m x 2.2m) Door to fire escape.	38 sq ft (3.5 sq m)
Front room	17'9" x 11'6" (5.4m x 3.5m)	204 sq ft (19.0 sq m)
Middle room	14' x 11'6" (4.3m x 3.5m)	161 sq ft (15.0 sq m)
2nd Floor	Half landing with door to outside.	
Former bathroom	8'9" x 5'6" (2.7m x 1.7m) with low level w.c., hand basin + bath.	
Rear room	6'9" x 21'3" (2.1m x 6.5m) + alcove	151 sq ft (14.0 sq m)
Front room	Slightly L-shaped, 16'6" x 13' (5.0m x 4.0m)	215 sq ft (20.0 sq m)
Middle room	11'6" x 12'9" (3.5m x 3.9m) + alcove	152 sq ft (14.1 sq m)

Summary of Areas

Ground floor 752 sq ft (69.9 sq m)

1st floor 566 sq ft (52.6 sq m)

2nd floor 518 sq ft (48.1 sq m)

Overall 1,836 sq ft (170.6 sq m)

Outside There is external access at the rear together with a fire escape. There is a small basement with an outside w.c. (*disused*) - not inspected. The fire escape access is at the rear of Amiras Kitchen in Grange Road.

PRICE £395,000 freehold with full vacant possession and having the benefit of the current planning consent.

Planning Under Application No.WD/2022/2735/P26 consent was granted for change of use from Class E to Class C3 - 2 flats on the 1st & 2nd floors at the property. The application and plans can be inspected on Wealden District Council's planning website.

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value Ground floor: £15,750 1st & 2nd floors: £6,400

continued



Accred. No.A6545



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.

142 High Street, Uckfield



N.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 www.gov.uk/apply-for-business-rate-relief.

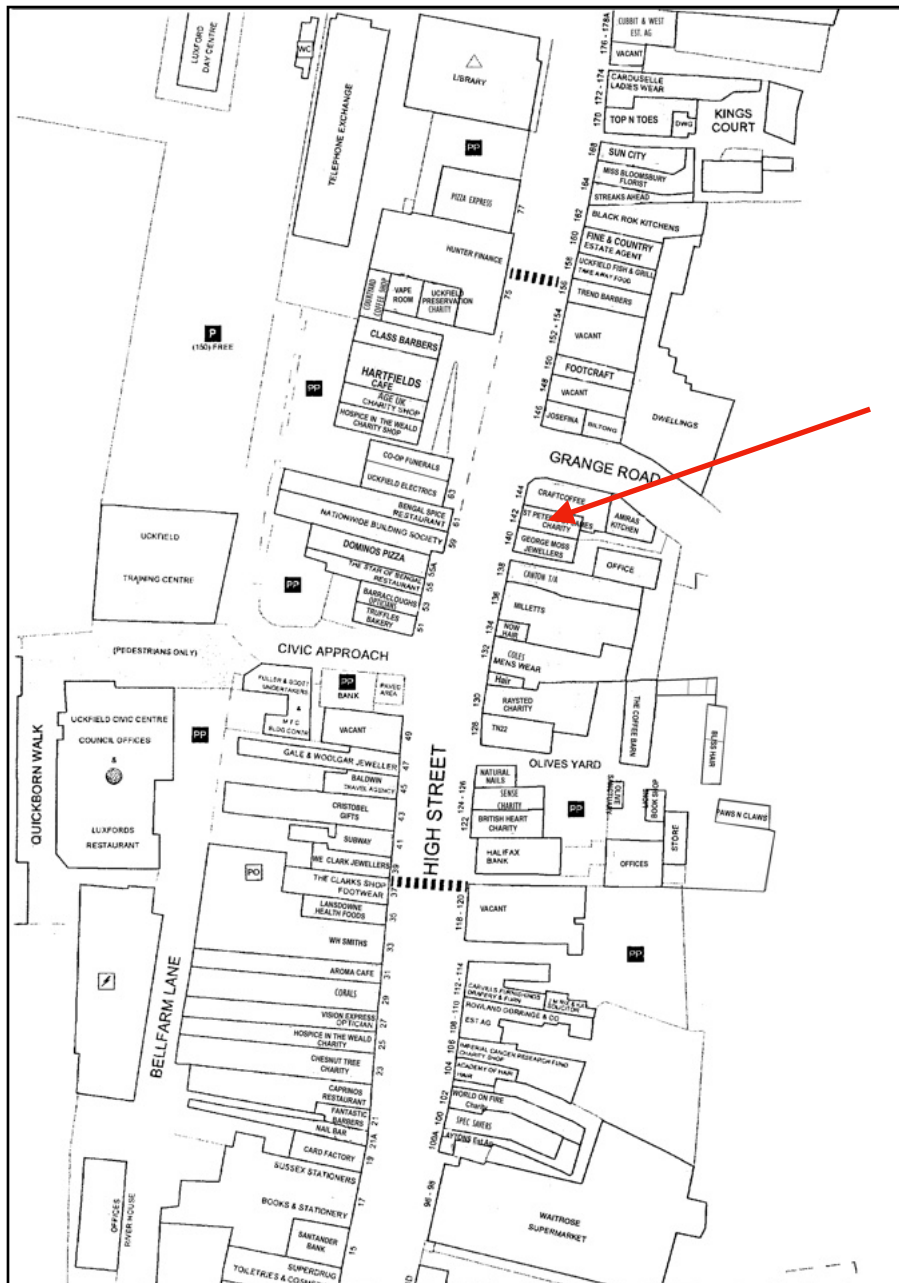
VAT VAT will not be charged on the price.

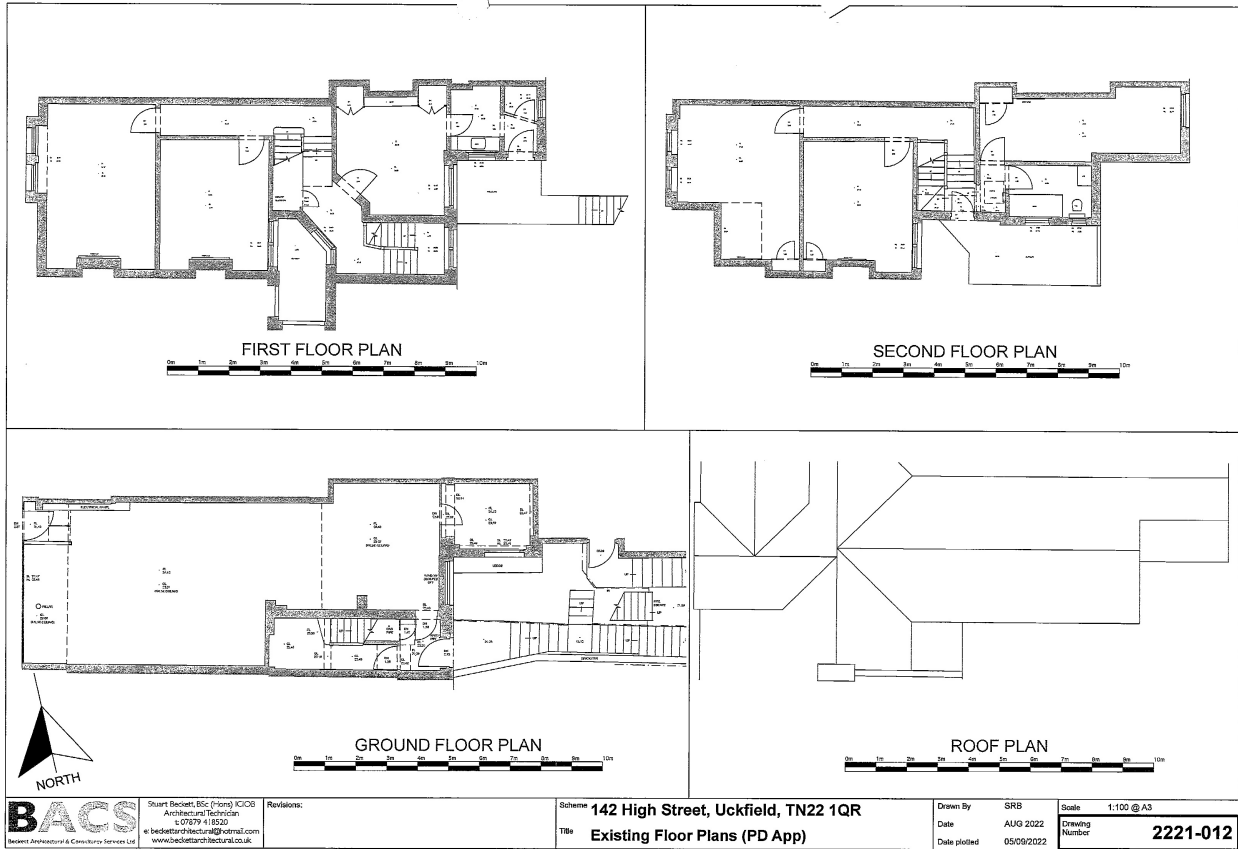
SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate Band E (104).

VIEWING By prior appointment with sole agents, **Lawson Commercial**.

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BACS
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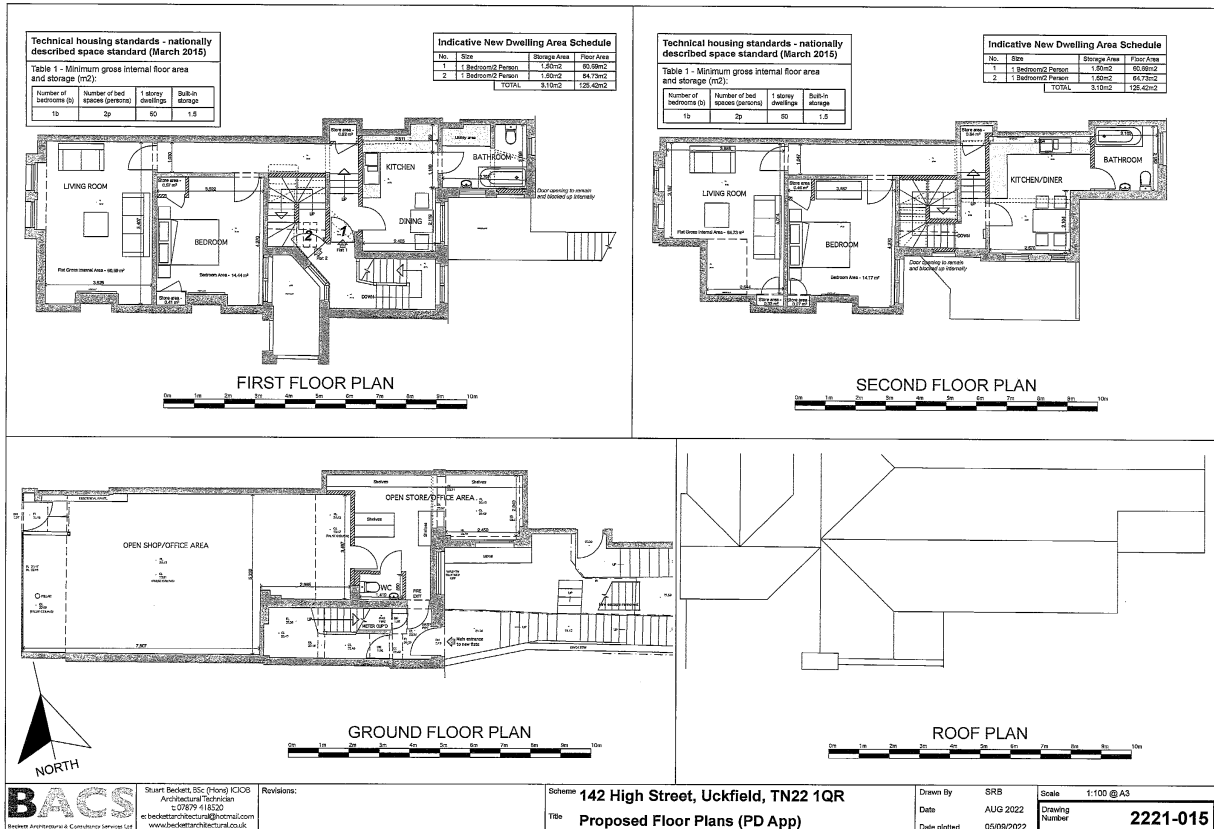
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Revisions:

Scheme **142 High Street, Uckfield, TN22 1QR**
 Title **Existing Floor Plans (PD App)**

Drawn By **SRB**
 Date **AUG 2022**
 Date plotted **05/09/2022**

Scale **1:100 @ A3**
 Drawing Number **2221-012**



Technical housing standards - nationally described space standard (March 2015)

Table 1 - Minimum gross internal floor area and storage (m²):

Number of bedrooms (B)	Number of bed spaces (spaces)	1 story dwellings	Sub-in storage
1b	2p	50	1.5

Indicative New Dwelling Area Schedule

No.	Size	Storage Area	Floor Area
1	1 Bedroom/2 Person	1.50m ²	60.00m ²
2	1 Bedroom/2 Person	1.50m ²	54.75m ²
TOTAL		3.00m ²	114.75m ²

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Revisions:

Scheme **142 High Street, Uckfield, TN22 1QR**
 Title **Proposed Floor Plans (PD App)**

Drawn By **SRB**
 Date **AUG 2022**
 Date plotted **05/09/2022**

Scale **1:100 @ A3**
 Drawing Number **2221-015**