



Telephone  
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## Few Yards From High Street

### Shop + Upper Part - Freehold For Sale

Ideal Cottage Conversion Subject to Planning

**6 CHURCH STREET, UCKFIELD TN22 1BJ**



### LOCATION

Church Street is a busy road providing access from Rocks Park and the west into the High Street. A few yards away around the corner in Regency Close are two free shoppers car parks. Other businesses in this parade include a barbers, a tattoo parlour, a vaping shop and a mobile phone repairer.

### ACCOMMODATION

This character Grade II listed property comprises a ground floor shop with 2 floors above arranged as follows:

#### Shop

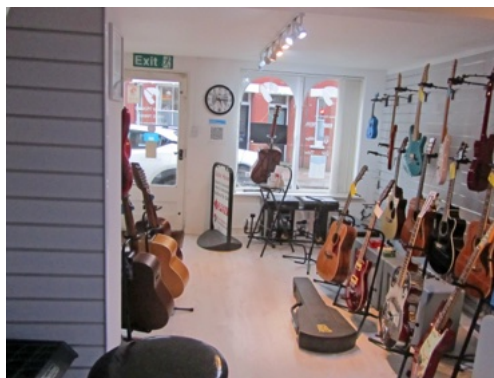
Max. depth 18'9" (5.7m)

Max. internal width 12' (3.7m)

#### Sales area

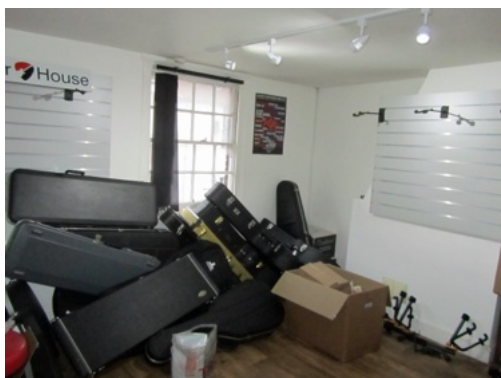
**195 sq ft (18.1 sq m)**

Wood effect laminate flooring, strip lighting + a door to rear lobby with door to outside. Stairs to:



#### 1st Floor

Landing with stairs to 2nd floor.



#### Front room

12'6" x 10'3" (3.8m x 3.1m)

**128 sq ft (11.9 sq m)**

Wood effect laminate flooring, strip lighting + timber sash window overlooking Church Street.

#### Cloakroom

having low level w.c., extractor unit + hand basin with water heater over.

continued

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## 2. **6 Church Street, Uckfield**

- Kitchenette** 7' x 4'9" (2.1m x 1.4m)  
Stainless steel sink unit with water heater over, worktop + space for fridge.
- 2nd Floor** Max. dimensions 12' x 11'9" (3.7m x 3.6m)  
**131 sq ft (12.2 sq m)**  
Small window providing natural light, wall mounted lighting + wood effect laminate flooring.

**Total Overall Area 454 sq ft (42.2 sq m)**

- Outside** To the rear of the parade of shops is a small service passage with its own access on to Church Street and room for bin storage.

**PRICE** Freehold for sale - £115,000.

### **Alternatively**

**Leasehold** A new 5 year lease will be considered on a normal full repairing & insuring basis at a rent of £8,000 per annum.

**RATES** Local Authority: Wealden SBR (24/25): 46.6p  
Rateable value: £7,800

**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](http://www.gov.uk/apply-for-business-rate-relief).

**SERVICE CHARGE** A service charge may be levied for a contribution towards the maintenance of common areas.

**VAT** VAT will not be charged on the price/rent.

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

**EPC** An energy performance certificate may be required.

**VIEWING** Strictly by prior appointment with sole agents, **Lawson Commercial.**

241103

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Accred. No.A6545



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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.

### 6 Church Street, Uckfield

