

**Detached office building for sale with planning for residential conversion
Neva House, Goldridge Road, Piltdown, Nr. Uckfield. East Sussex. TN22 3XL**



Location

The premises are located on the main A272 at Piltdown close to the fuel filling station and convenience store. Uckfield town is close by. The A272 leads to Haywards Heath with its extensive range of shops and main line station with direct trains to London. Other businesses close by include Old Spot Farm shop and Ashdown Business park.

Accommodation

The premises comprise a detached office building over 2 floors and are currently arranged as a ground and first floor self-contained suite. They are currently let for a term of 5 years from January 2017, expiring 2022, producing an income of £26,582.28pa. The letting is excluded from the renewal provisions of the Landlord and Tenant Act 1954

Under planning Application No. WD/2020/2609/PO1 consent has been granted to convert the building to residential use providing 2 x one bed flats (shown as flats A & D), 1 x two bedroom flat (shown as flat C) 1 x three bedroom flat (shown as flat B).

Outside

The premises sit in extensive grounds currently providing for generous car parking to the front, side and rear of the building. Subject to obtaining any necessary consents it is considered there is potential for further development within this land and over the building.

The premises are offered for sale, subject to the current lease and planning obtained. Should a purchaser be successful in obtaining consent that will increase the value of the site, there will be an overage provision within the sales contract to the benefit of the vendor.

Chartered Surveyors &
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Consultants

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Suite D, Eden House, Office Village,
River Way, Uckfield,
East Sussex. TN22 5AA

Also at:

The Beehive, City Place, Gatwick,
West Sussex. RH6 0PA

Price

Rates (Rateable value's)

£525,000

£13,000 & £9,500

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: www.voa.uk/apply-for-business-rate-relief

VAT

VAT may be charged on the rent or freehold price. Prospective tenants and purchasers are advised to make further enquiries to establish whether VAT is chargeable

Overage

There will be an overage provision of 30% for a period of 25 years from the date of completion should a new owner be successful in obtaining development planning permission that will increase the value of the site over and above the market value prior to planning permission having been obtained.

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order.

EPC

Energy performance certificate (EPC)

Energy rating: **D**

Property type: B1 Offices and Workshop businesses

Total floor area: 274 square metres

Rules on letting this property

Energy efficiency rating for this property: 91 | D

Main heating fuel: Oil

Building environment: Air Conditioning



Further information, photos and video tour available at the web site: www.oldfield-smith.co.uk