



FOR SALE

**70 South Road
Hailsham BN27 3JH**



Key Features

- Highly visible roadside site fronting the A295 - the principal road into Hailsham from the south
- 3 modern industrial/warehouse/showroom buildings with excellent loading facilities
- Adjacent and nearby occupiers include BP, Londis, Burger King, Hailsham Motoring Centre
- Suit various uses subject to planning

Location

The property is located in the town of Hailsham - a historic market town in East Sussex located in the Wealden district with a population of 23,411 (2021 Census). It is located 17 miles east of Brighton, 18 miles south of Royal Tunbridge Wells, 26 miles south east of Crawley and 47 miles south of London. Polegate station is approximately 3.5 miles to the south and has a direct link to London Victoria with a fastest journey time of approx. 1 hour 24 minutes.

The property fronts on to the A259 South Road which provides the main road access into Hailsham town centre from the south. Connecting with the A22 Hailsham Bypass 0.7 miles to the south west.

The Diplocks Way Industrial Estate is located immediately west of the subject property. The estate extends to approximately 60 acres and is the principle commercial estate within the town. It is home to many local, regional and national businesses. To include, Screwfix, Howden Joinery, BMW, Mini, Burger King, KFC, Wickes, BP, Toolstation, Dulux, Tile Bathroom, City Plumbing.





Description & Accommodation

The property comprises an L shaped site of approximately 1.21 acres on which are located 4 separate modern purpose built buildings, a hard surfaced, secure yard and customer parking for 16 cars. The property has been used as a builders merchants.

The property has the following approximate Gross Internal Areas:

		Sq Ft	Sq M
Building 1	Trade Counter / retail, offices WC	6,815	633.13
Building 2	Showroom / office / store	867	80.55
Building 3	Office / store / WC	151	14.00
Building 4	Stores	3,638	338.00
Total Built Space		11,471	1,065.68
Hard Surfaced Yard & Parking Areas		41,981	3,900.12

EPC

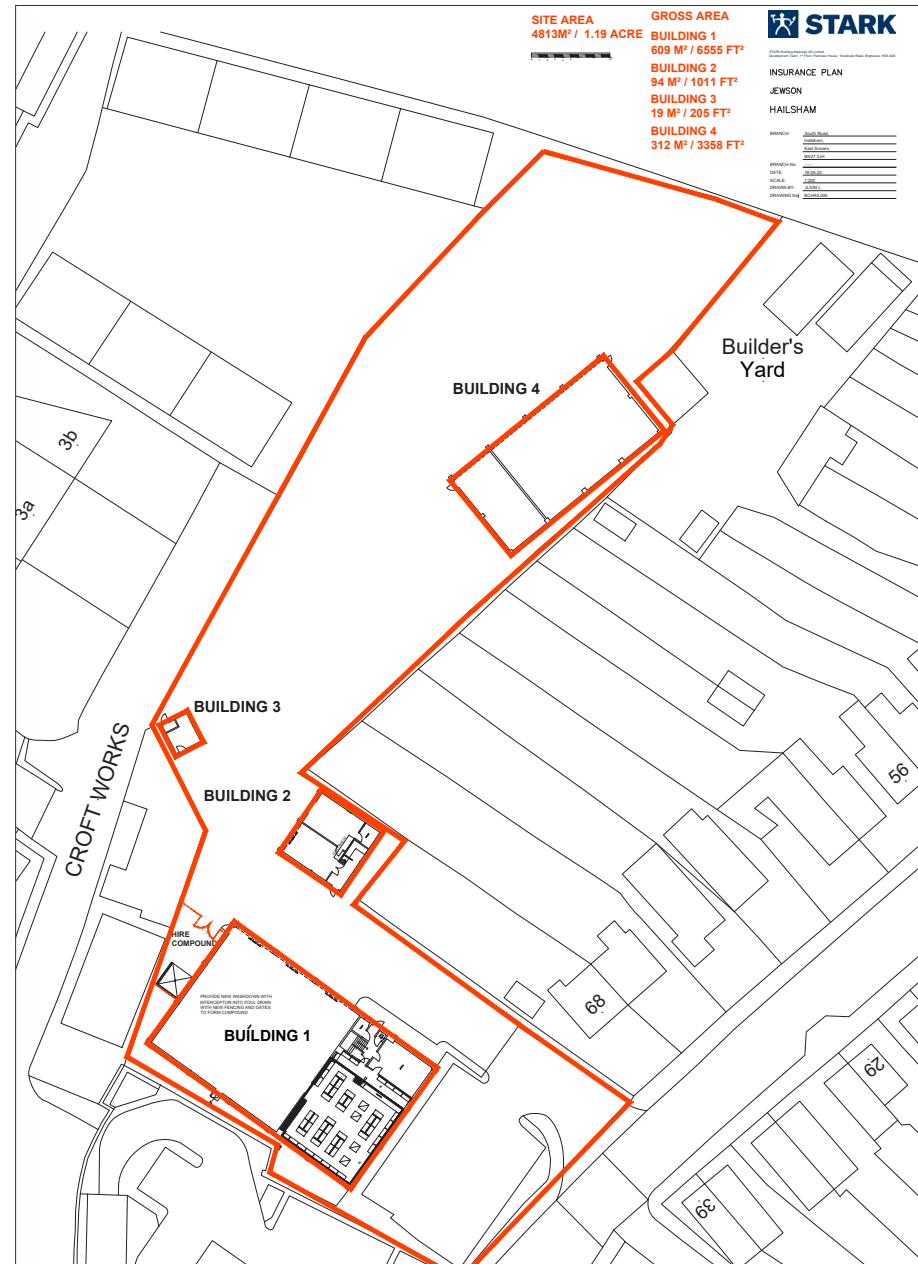
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Planning

The property has been used as a Builders merchants.

Builders merchants are categorised as a Sui Generis use under the Use Classes Order (UCO) – the last revision to which came into effect on 1st September 2020.

Planning consent was granted in 2000 under reference WD/2000/0132/JF for: 'Phased demolition of existing buildings and erection of new displayed sales, offices and warehouse building, tool hire building, cement/plaster and tool hire building and yardsman's hut, parking, cantilever racking and storage areas.'

Terms

Offers are invited in the region of £1.65 million for the freehold interest with vacant possession on completion.

Business Rates

Rateable Value (2023): £127,000

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

