



FOR SALE

563 Sedlescombe Road North
St Leonards on Sea TN37 7PB



Key Features

- 1.31 acre comprising a former quarry
- Direct access to Sedlescombe Road North
- Predominantly hard surfaced
- Currently let to Hanson Quarry Products Europe Ltd until 30 June 2027 at £35,000 per annum. Hanson have vacated the site and do not intend to renew
- Could suit a variety of uses (subject to planning)
- Busy and well established commercial and residential location
- Nearby occupiers include Premier Inn, Aldi, Sainsbury's, Jewson and Dunelm.
- Freehold for sale

Location

The property is located on the northern edge of the towns of Hastings and St Leonards off the A21 which leads up towards Tunbridge Wells and the M25.

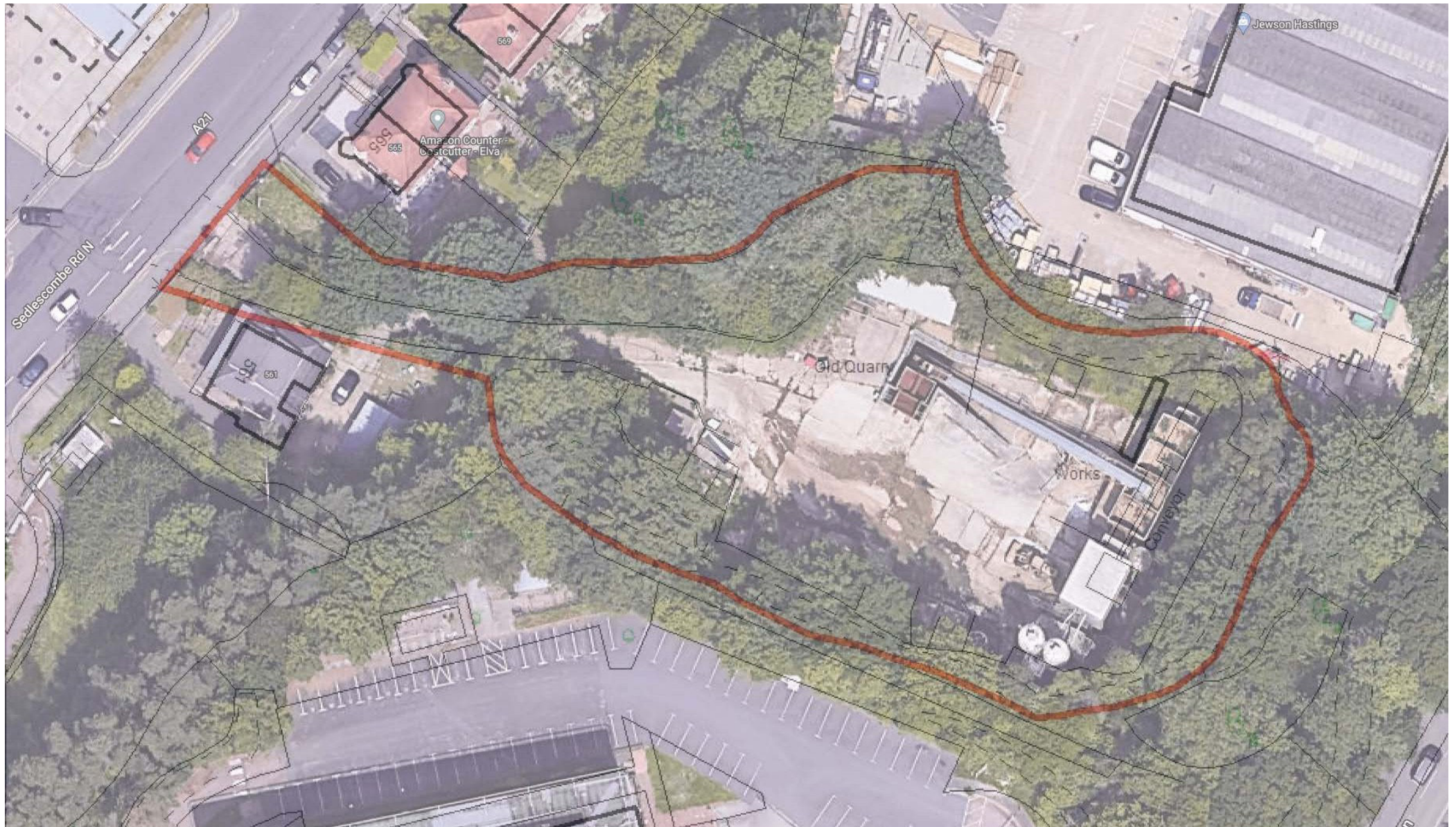
Hastings town centre is approximately 3 miles to the South with the centre of St Leonards being a similar distance away.

There are a mixture of uses in the surrounding area including residential housing in the immediate vicinity fronting the road either side of the site entrance, a trade builders' yard to the North and petrol filling station, supermarket to the west and hotel to the south.





563 Sedlescombe Road North
St Leonards on Sea TN37 7PB





563 Sedlescombe Road North
St Leonards on Sea TN37 7PB

Description & Accommodation

The site extends to approx. **1.31 acres**.

NB. The amount of usable yard is lower than this accounting for the sloped sides to the quarry, the access road and the unused area to the east side of the site.

Planning

We understand that the site has been used for many years as a concrete batching plant. The current tenant made a planning application in 2006 – to which consent was granted - to replace plant and machinery to the site and to alter the layout of the site. In that application they referred to the existing use as a concrete batching plant and ancillary facilities. We anticipate therefore that the established use from a planning perspective is as a concrete batching plant and ancillary facilities. Any other use is likely to require a planning application.

Interested parties should make their own planning enquiries.

Business Rates

Rateable Value (2023): £52,000





563 Sedlescombe Road North
St Leonards on Sea TN37 7PB

Lease

The property is let to Hanson Quarry Products Europe Ltd on a 25 year lease expiring 30 June 2027. We are advised that the passing rent is £35,000 per annum.

Hanson have closed the plant and advised that they do not intend to renew. They will be obliged to remove their equipment from the site ahead of expiry of their lease.

Terms

Price on Application

VAT & Legal Fees

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Will Thomas
w.thomas@flude.com
01273 727070

Aaron Lees
a.lees@flude.com
01273 727070

www.flude.com

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

