

## ROADSIDE OPPORTUNITY

**Black Down Services, Maresfield Bypass, Maresfield, Uckfield, East Sussex, TN22 5EP**

**SUBJECT TO GAINING VACANT POSSESSION**

### KEY POINTS

- **Frontage to A22/A26**
- **Site area 1.36 acres**
- **Existing A3 consent**
- **Suitable for A1-A5 subject to planning**

### LOCATION

Located property situated on busy intersection serving the A22 and A26 approximately one mile north of Uckfield. Located adjacent to a Total petrol filling station,

### DESCRIPTION

Modern single storey building of brick construction with attractive glazed frontage under a pitched slate roof which traded as both Little Chef and Burger King. Car parking to front.

Certain fixtures and fittings will be left by Little Chef which may be used by a purchaser although no warranty will be given and these will be entirely at the leasee/purchasers own risk - further details on request.

### LEASE TERMS

A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review at the end of the fifth year.

### RENT

The rent on the existing building will commence at £40,000 per annum exclusive.

### FREEHOLD

Our clients will consider a sale of the freehold for £750,000 plus VAT at the appropriate rate.

### PLANS

CAD plans of the existing building are available by email on request.



### RATES

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Valuable - £53,500.  
UBR for 201//11 - £0.414  
Rates Payable - £22,149 pa

Prospective occupiers/purchasers should verify the above information for themselves.

### TIMING

Subject to gaining vacant possession, access can be granted upon completion of the relevant legal formalities. A non refundable deposit of £5,000 will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.

### VIEWING

All viewings are by appointment through the sole agents:

Ashwell Rogers

David England  
020 7758 3284  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

### SUBJECT TO CONTRACT

January 2012

#### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

