

FORMER WADHURST HOUSEHOLD WASTE SITE, FAIRCROUCH LANE, WADHURST, EAST SUSSEX TN5 6PT



SECURE TRANSPORT YARD

£58,500 pax



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Approx 14,000 sq ft surfaced secure yard, plus
- 1260 sq ft forecourt within 23,217 ft (2,157m2) site
- Versatile secure surfaced yard
- Former household waste Depot
- Ideal for various uses STPP

The property is located approximately 15 miles north west of Wadhurst village centre and approximately 12 miles south east of Royal Tunbridge Wells. The property is situated to the south of Station Road(B2099) and west of Faircrouch Lane.

T 01306 884685

DESCRIPTION

A former household waste site adjacent to Wadhurst Business Park. The site consists mainly of concrete hardstanding and benefits from boundary fencing, double entrance gates, electricity and drainage. The site may suit a number of uses subject to securing planning and any other statutory consents that may be required.

ACCOMMODATION

Fenced yard	Approx 14,000 sq ft (1300m ²)
Forecourt	Approx 1,260 sq ft (117.07m ²)
Total Site Area	Approx 23,217 sq ft (2157m²)



RENTAL

£58,500 pax – payable quarterly in advance on the usual quarter days. The ingoing tenant to provide a rental deposit to be held throughout the Term.

VAT

We are advised that the premises is not elected for VAT.

BUSINESS RATES

To be reassessed now that the site has come out of local authority ownership a new assessment has been requested. Interested parties are advised to make their own enquiries of the local rating authority to verify this information.

PLANNING

Subject to a pending planning application, this former County Council household waste recycling facility is available for lease as an aggregates and metal recycling facility, including the processing, storage and transfer of waste under Certificate of Lawful Use East Sussex County Council Planning Ref



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Misrepresentation Act 1967

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WD/870/CMCL. The site may also suit a number of alternative uses subject to the securing the required planning permission.”

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

VIEWING

Strictly by appointment with the Landlord’s Joint Sole Agents:

Bracketts

Contact: Darrell Barber

Tel: (01892) 533733

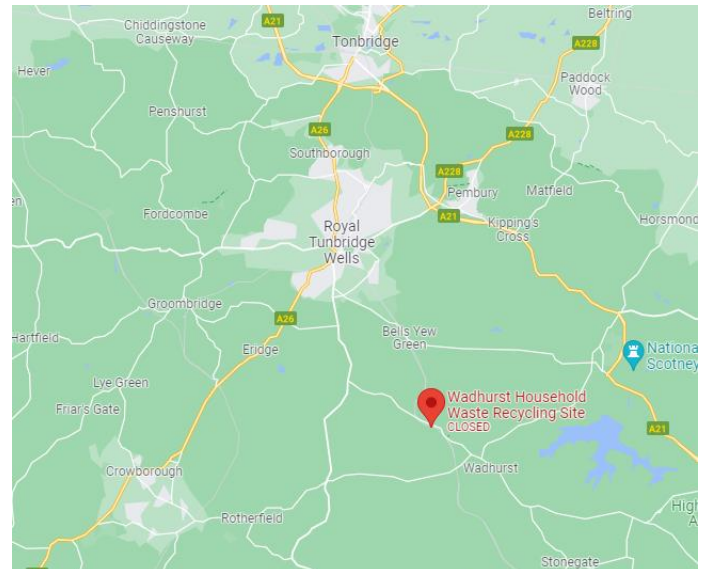
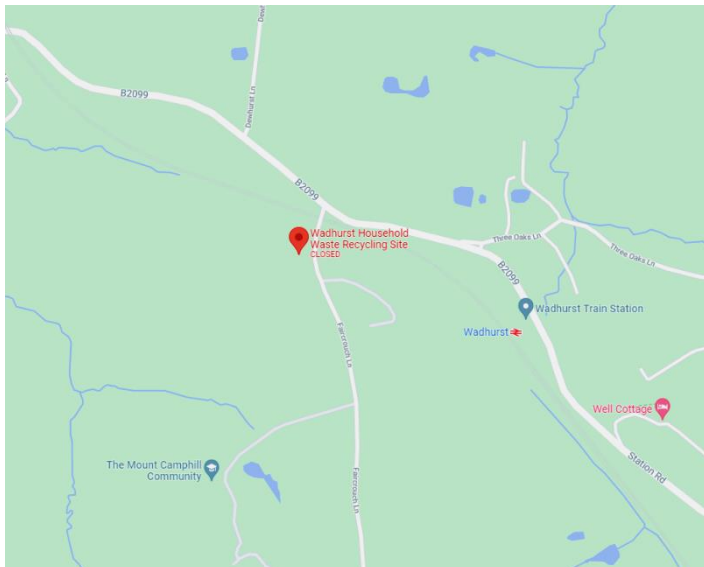
www.bracketts.co.uk

Robinsons

Contact: Steven Lane

Tel: (01737) 229201

www.robinsonsmb.com



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