

WOODINGDEAN, EAST SUSSEX

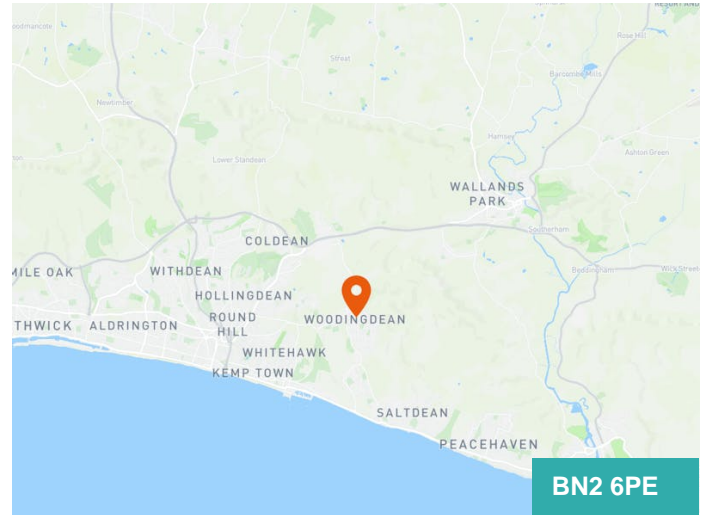
Woodingdean Police Box,
The Ridgeway, BN2 6PE



OFFICE FOR SALE

229 SQ FT

- Residential area close to Brighton.
- Detached brick built single storey building.
- Off-street parking on a private paved driveway.
- Two separate internal offices, kitchenette, and WC
- Scope for alternative uses subject to gaining the necessary consents.
- Seeking offers in excess of £67,500.



Summary

Available Size	229 sq ft
Rates Payable	£1,646.70 per annum This property could be eligible for Small Business Rates Relief should the occupier qualify, therefore a possibility of nil rates payable.
Rateable Value	£3,300
Service Charge	N/A
VAT	Not applicable
EPC Rating	EPC exempt - Stand-alone building < 50m2

Description

The site comprises a single storey former Police Box on a parcel of land. The property is accessed via a single pedestrian door with windows on the western elevation.

Internally, the property comprises three rooms which are accessed off a main entrance hallway. Externally, there is a paved driveway which is suitable for two domestic vehicles if parallel parked.

There is a small timber storage shed at the rear of the site included in the sale.

The area to be sold extends to approximately 0.037 Acres.

Location

Woodingdean is an eastern suburb of the city of Brighton and Hove, East Sussex, separated from the main part of the city by downland and the Brighton Racecourse.

The property is situated in a suburban residential neighbourhood which comprises largely of semi-detached family homes.

Viewings

Strictly by appointment only via sole agents Vail Williams LLP.

Planning Use

We assume the property to have Sui Generis Use Class (Police Station).

We would encourage interested parties to make their own enquiries regarding the planning permission.

Pricing and Method of Sale

Seeking offers in excess of £67,500.

Offers must be submitted in writing by 12:00 Thursday 13th March.

Private Treaty and/or informal Tender.

Tenure

The property is held freehold on a single title and is offered with Vacant Possession.



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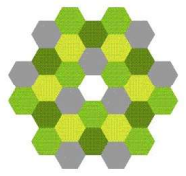
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HM Land Registry

Official copy of title plan

Title number **ESX395786**
Ordnance Survey map reference **TQ3505NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Brighton and Hove**



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