



Chartered surveyors
and property consultants

Bracon House • High Street • Etchingam • East Sussex TN19 7AL

COMMERCIAL

Location

Etchingam is located approximately 1 ¼ miles west of the A21, on the A265, which intersects the village.

Tunbridge Wells is approximately 12 miles to the North West, and Hastings also around 12 miles to the South East.

London is approximately 50 miles to the north west, with the M25 approximately 30 miles to the north (junction 5).

Description

Lot A

The property broadly comprises 2 adjoining commercial buildings, incorporating some light industrial uses within this, on a broadly square self-contained site of 0.47 acres directly fronting the High Street. Each property comprises a mix of predominately secular offices, along with a laboratory, stores, and light industrial space.

The main site area of the main site is 0.47 acres (0.19 ha) (Source: Promap).

Lot B

A vacant plot of land opposite the principle property, on the north side of the High Street which we have calculated at 0.1 acres (0.045 ha).

Floor Areas

Building A

Front

<u>Ground</u> - (Offices) sq m (sq ft)	
NIA –	80.86 (870)
GIA -	126.29 (1359)
<u>First</u>	
NIA –	83.37 (897)
GIA –	121.23 (1305)

Rear

<u>Ground – (Offices & Labs)</u>	
NIA –	82.58 (889)
GIA –	106.87 (1150)
<u>First - (Offices)</u>	
NIA –	80.04 (862)
GIA –	87.57 (943)
Subtotals–	326.85 (3518) – NIA 441.96 (4757) – GIA

Building B

<u>Ground – Front – (Stores)</u>	
NIA -	118.09 (1271)
GIA -	121.82 (1311)
<u>Rear ext – (Stores / Warehouse)</u>	
NIA/GIA -	49.61 (534)
<u>First – (Offices)</u>	
NIA -	101.29 (1090)
GIA -	129.43 (1393)
<u>Second (roof) – (Offices)</u>	
NIA-	77.78 (837)
GIA -	88.82 (956)

Lower Ground / Basement – (Stores)

NIA -	65.35 (703)
GIA -	89.40 (962)

Sub Totals -	412.12 (4436) – NIA 479.08 (5157) – GIA
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Grand Totals

738.97 (7954) – NIA
921.04 (9914) - GIA

Principal Site area - 0.47 acres (0.19 ha)

Vacant plot (opposite) - 0.11 acres (0.05 ha)

Planning

Confirmation has been received by Rother District Council dated 3rd December 2014 that prior approval is not required for the change of use of the building as follows:

Building A – A single dwelling.

Building B – 3 no. self-contained dwellings.

Tenure

Freehold

Guide Prices

Lot A - **£925,000**

Lot B - **£25,000**

Viewing

Strictly by appointment and accompanied. Please call 01892 552500 to arrange.

Important Note

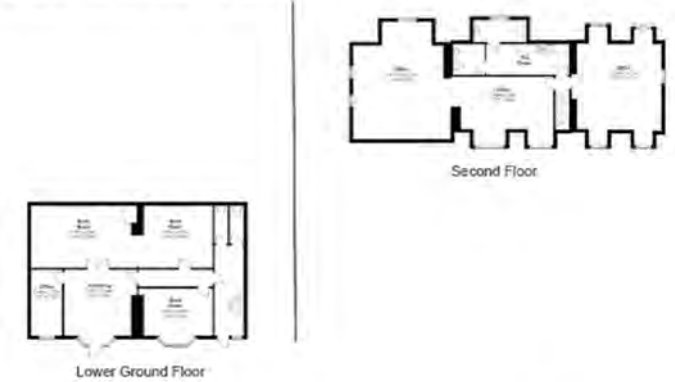
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Bracon, House, Etchingam, TN19

Total Approx Floor Area: 970.8m² / 10449.7 ft²



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