



FOR SALE BY PRIVATE TREATY

**The Barn
Cottenden Road
Stonegate
East Sussex TN5 7EB**

Modern office premises in a rural but accessible location

Guide Price: Offers in Excess of £320,000

LOCATION

The property is situated in the village of Stonegate, with its mainline rail connection, approximately three miles to the south west of Wadhurst and approximately seven miles to the north east of Heathfield. Please refer to the Location Plan below.

DESCRIPTION

The property comprises a detached building of brick construction with timber weatherboard elevations, uPVC double glazed windows and a tile roof.

To the rear of the property is a parking area for approximately six cars which is accessed over a concrete driveway to the east, which is also subject to Rights of Way which benefit adjacent property in third party ownership.

ACCOMODATION

The property was built approximately six years ago and internally comprises:

Ground Floor

Front door opening to **Hallway** with stairs to First Floor and doors to **Cloakroom**, two **Offices**, **Utility Room** and **Delivery / Store Room** with double doors to Outside.

First Floor

Stairs lead up from the Ground Floor to the **Landing** with doors to **Office**, **Kitchen** and **Cloakroom**.

Please refer to the attached floor plan overleaf.



SERVICES

The property is connected to mains electricity, water and drainage (not checked or tested).

EPC RATING

Band C.

TENURE / TERMS

The freehold property is offered for sale by private treaty and is registered under title number ESX359272.

Alternatively, the owner may consider letting the property on a new Full Repairing and Insuring lease for a term to be agreed at a rent of £20,000 per annum exclusive of insurance and VAT.

BUSINESS RATES

The ratable value (RV) for the property is shown on the Valuation Office website as follows:

Office and premises - £9,300

The small business rates multiplier for the year 2020/21 is 49.9 pence in the pound making the total rates payable £4,640.70*.

**This figure may be reduced if the tenant is able to benefit from small business rates relief.*

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices or rents are exclusive of Value Added Tax (VAT). Purchasers and tenants should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party are responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers/tenants. BTF employs the services of Smartsearch to verify the identity and address of purchaser/tenants.

AGENTS NOTES

We have prepared these particulars as a general guide. None of the statements contained within these particulars relating to the property should be relied upon as statements of fact. Measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes and the Purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

VIEWING

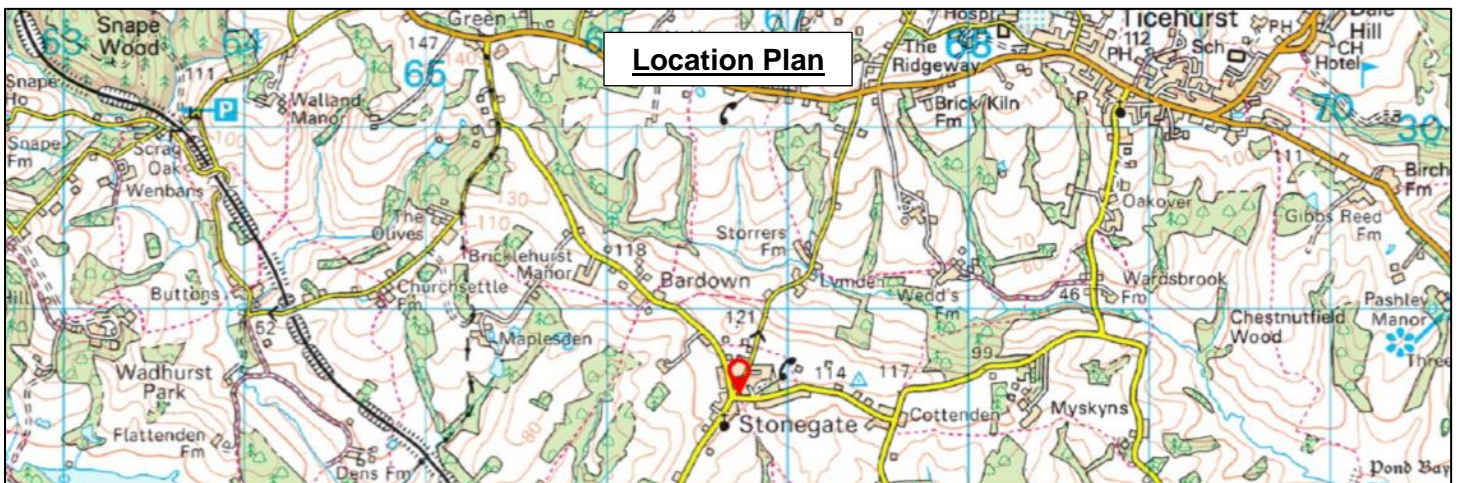
The landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewing whether accompanied or not.

Viewings are strictly by appointment only with the Landlord's Agents.

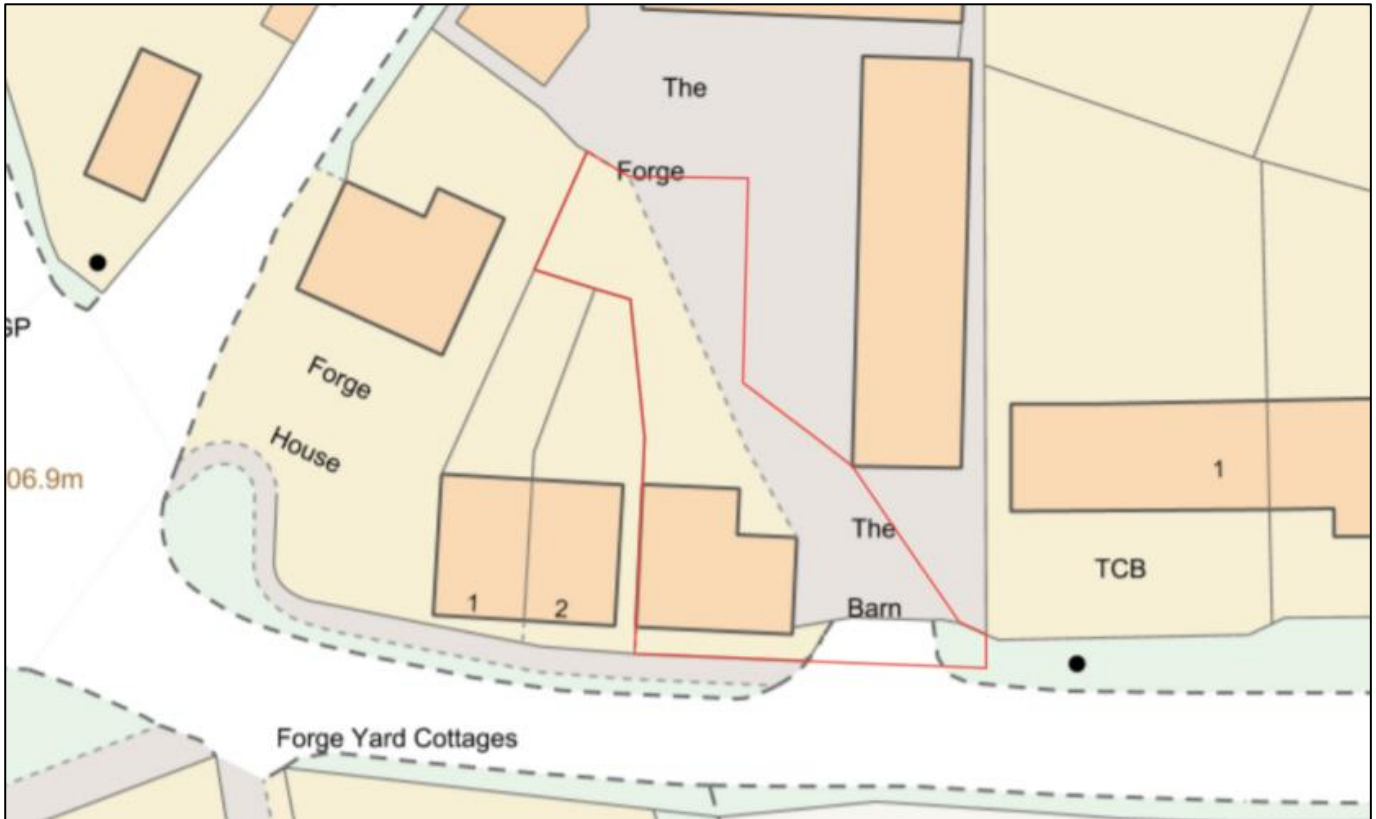
BTF Partnership

Mark Henty
01435 864455

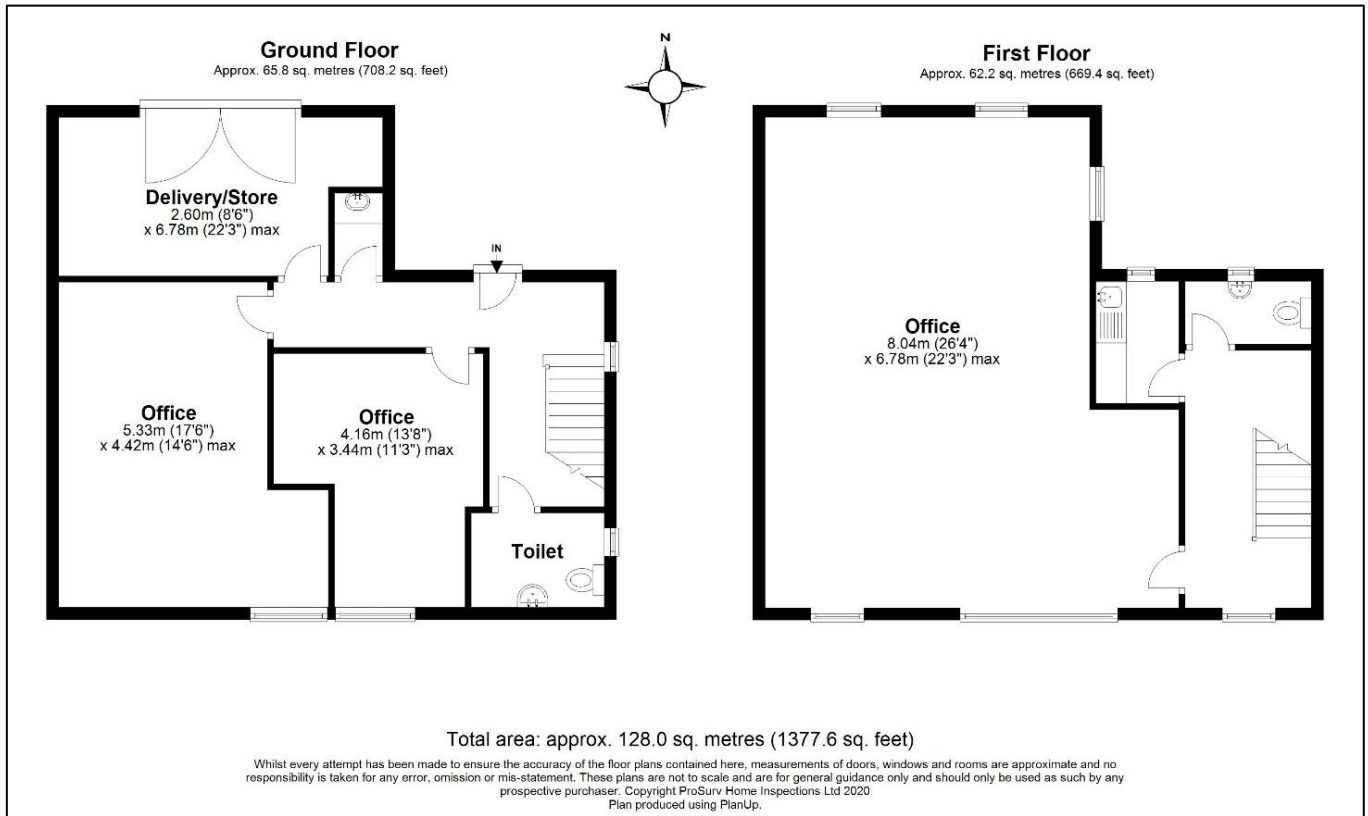
Location Plan



BOUNDARY PLAN
(BOUNDARIES EDGED RED)



FLOOR PLAN



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.