

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



SECURE TRANSPORT YARD

£58,500 pax



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

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

The property is located approximately 1.5 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.

LEASE TERMS

The premises are available by way of a new lease being granted direct by the Landlord for a term and rent review pattern to be agreed. Any lease will be excluded from the security provisions of the Landlord and Tenant Act 1954.

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.



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Misrepresentation Act 1967

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PLANNING

This former County Council household waste recycling facility is available for lease under a Certificate of Lawful Use granted by East Sussex County Council Planning Ref WD/887/CMCL on 20th February 2024. This permits use as a household waste recycling centre under consents WD1377/CC and WD/136/CM and their attached conditions involving the deposit of bulky household waste at the site by members of the public and the importation of bulky household waste by the operator of the site. The site may also suit a number of alternative uses subject to the securing the required or additional 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

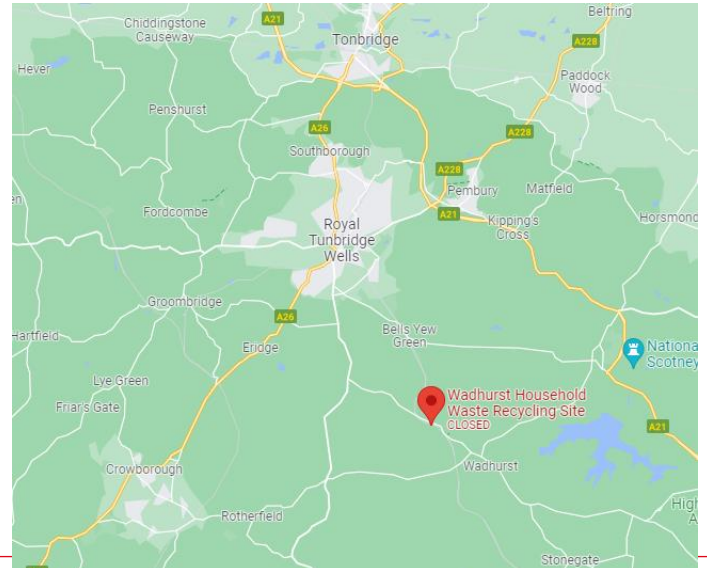
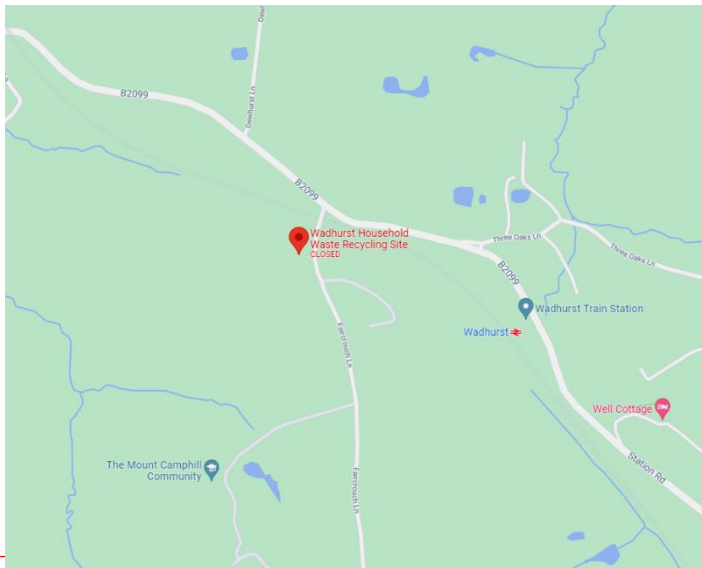
Robinsons

Contact: Steven Lane

Tel: (01737) 229201

www.robinsonsmb.com

1st March 2024



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