

# GARAGE AND STORE FOR SALE

360 sq. ft (33.44 sq. m) approx



**Oakley**

Your Sussex Property Expert



**FOR SALE**

## Rear of 49 Station Road, Burgess Hill RH15 9DR

- Close to Burgess Hill train station
- Central location
- Garage and store above
- Space over two floors
- Freehold

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## LOCATION

Burgess Hill is located close to the border between East and West Sussex, 10 miles north of Brighton and 13 miles west of Uckfield. The town has a population of approximately 30,000 and is served by regular rail services to London Bridge/Victoria (50 mins). Burgess Hill is home to one of the Sussex University campuses as well as four business parks housing nearly 200 companies. The property is situated directly next to Burgess Hill mainline train station on Station Road, which adjoins Church Road, home to the main amenities & retailers in Burgess Hill including The Martlets Shopping Centre. The A23 is approximately 4 miles to the west and provides direct links to the M23 & M25 both east & westbound. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **RH15 9DQ**.

## DESCRIPTION

A self-contained garage on the ground floor and store to the first floor. Located to the rear of 49 Station Road, Burgess Hill.

## PRICE

£30,000 exclusive.

## ACCOMMODATION

The accommodation briefly comprises of approximately:

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Ground floor garage</i>	<i>180</i>	<i>16.72</i>
<i>First floor store</i>	<i>180</i>	<i>16.72</i>
<b>TOTAL</b>	<b>360</b>	<b>33.44</b>

## TENURE

The property is available to buy on a freehold basis.

## VAT

VAT will not be chargeable.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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