

## FREEHOLD SITE

7,757 sq. ft (720 sq. m)



**FOR SALE**



**Oakley**

Your Sussex Property Expert

### **Southwick Nursery, 15 Roman Way, Southwick, Brighton, BN42 4TN**

- Former horticultural / nursery premises
- Suits a variety of commercial uses (STP)
- Residential potential 1-2 units
- Good road links
- Walking distance from Southwick Square retail facilities, Southwick Green and Southwick Station

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## LOCATION

Southwick is situated to the West of Brighton and Hove forming part of the greater Brighton conurbation. Southwick Square is a busy local shopping centre which supports the surrounding residential areas. The site occupies a secluded location within walking distance of Southwick Green open space and Southwick Railway Station. There are excellent transport links with direct road access to the A259 South Coast Road (Albion Street) and the A270/A27 to the North. Numerous bus services are available in the immediate vicinity with free on street parking also available.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN42 4TN.

## DESCRIPTION

"Southwick Nursery" has been trading as a small independent garden centre for in excess of 20 years. This site currently contains 4 greenhouses/polytunnels, together with a small office building, sheds and a single garage. The site is irregularly shaped and is accessed via a driveway from Roman Way.

The site has previously been subject to a planning application to demolish the existing greenhouses and replace with 2 three bedroom bungalows (reference AWDN-0954107) which was refused on appeal. However, the reasons for refusal can be overcome - further details on request.

The site would suit either a modest 1-2 unit residential scheme or alternatively quiet and unobtrusive commercial uses.

The site is subject to a number of restrictive covenants. The vendors have an ongoing dialogue with the parties who benefit from the covenants, which can be relaxed by agreement with them. Further details on request.

The vendors also own a one single garage on the entrance roadway. Which they have right of access across.

## GUIDE PRICE

Offers are invited in the region of £200,000.

Offers are invited on an unconditional or subject to planning basis.

## SITE AREA

	<b>SQ. FT</b>	<b>SQ. M</b>	<b>ACRE</b>	<b>HECTARE</b>
Ground Floor	7,617	707		
Garage	140	13		
<b>TOTAL</b>	<b>7,757</b>	<b>720</b>	<b>0.17</b>	<b>0.07</b>

## BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £1,100. The Uniform Business Rate for the current financial year (2019/2020) is 49.1p in the £ making the Rates Payable £540.10.

However, since the premise has a ratable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

## VAT

To be confirmed

## ENERGY PERFORMANCE RATING

The horticultural building is exempt from a rating.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole selling agents Oakley Commercial.

## CONTACT



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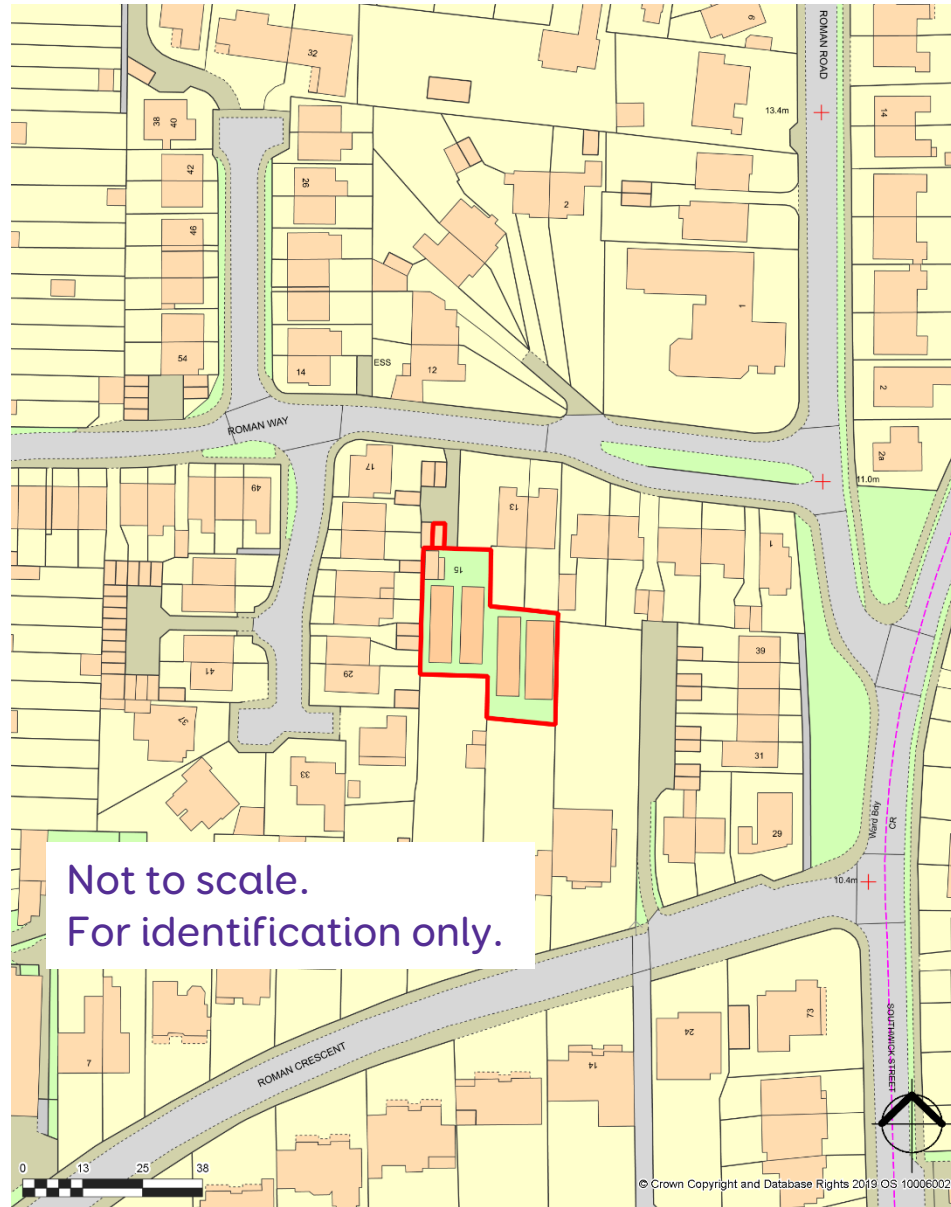
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Mr Christopher Dossett

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*Mr Christopher Dossett*  
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7/10/2022

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