

## THE WAREHOUSE, EGG HILL RD, CHARING TN27 0HG

£350, 000



## WAREHOUSE FOR SALE CHARING

A unique commercial property located at Egg Hill Rd, Charing TN27 0HG. This expansive barn offers a generous total area of 405.61 sqm (4,366 sqft) (GIA), providing ample space for various business opportunities. The property has massive potential for various uses (STP)

- ✓ 405.61sqm (4,366 sqft)
- ✓ 0.53 Acres
- ✓ Main door height 3.9m
- ✓ Large Yard
- ✓ Rural location
- ✓ Huge Future Potential (STP)

### INQUIRIES

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Regulated by RICS



## Development Potential

The property has massive development, or change of use, potential subject to planning. There is an overage provision on the site which expires in March 2026. The overage is only payable upon "the implementation of any Planning Permission" and not the grant of planning consent. Permission granted for a garage and home office. In 2020 planning consent was granted for prior approval for change of use from an agricultural building and land with its curtilage to class R Flexible use comprising office use (B1a)

## Included Assets

The sale includes two shipping containers, which are not included in the area calculations. These containers provide additional storage or utility options for prospective buyers.

## Utilities

The property is connected to the mains electric supply. There is **no** main water, mains drainage or gas supply.

## Rateable Value

The property is currently deemed to have an agricultural use. Therefore, no rates are payable.

## VAT

The property is not elected for VAT

## Tenure

Freehold.

## Legal costs

Each party will be responsible for their own legal / professional fees.

## Viewings

All viewings are strictly by appointment through sole agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

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## SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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