



TOYOTA UCKFIELD, BELLBROOK INDUSTRIAL ESTATE, UCKFIELD, TN22 1PH

INVESTMENT FOR SALE

9,913 SQ FT (920.95 SQ M)



Summary

Investment For Sale - guide price of £1.5 million for the freehold interest, subject to contract

Available Size	9,913 sq ft EPC
----------------	-----------------

Rating	Upon enquiry
--------	--------------

- Established car dealership investment with workshop accommodation
- Occupied by SLM Group trading with a Toyota franchise
- Let on 15 year lease with tenant breaks
- Potential for future development or alternative uses, subject to planning, including self storage, IOS, retail, hotel or trade counter uses
- Passing rent of £100,000 per annum, with no VAT
- Guide price of £1,500,000 reflecting a Net Initial Yield of approximately 6.3% assuming standard purchasers' costs of 6% and a capital value of approx.£150 per sq ft.



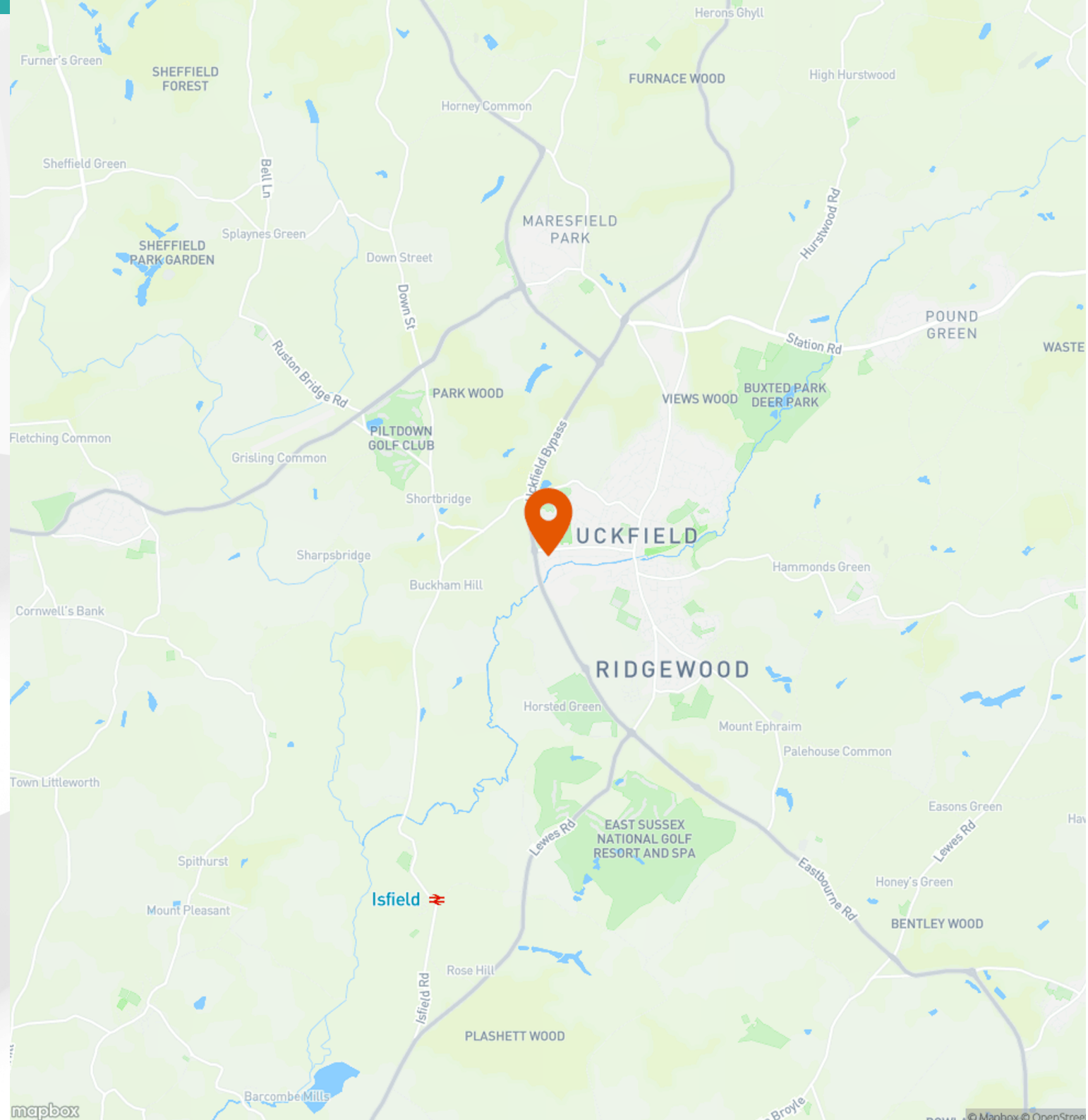
Location



**Toyota Uckfield Bellbrook
Industrial Estate, Uckfield,
TN22 1PH**

The property is situated on Bell Brook Business Park, an established commercial location in Uckfield, East Sussex. The estate provides access to the town centre and surrounding road network, serving the wider East Sussex catchment and supporting its established motor trade use.

Bellbrook Industrial Estate is a large industrial estate, comprising over 145 warehouse and industrial units. Current occupiers include: Halfords, ToppsTiles, Screwfix, Enterprise, Kwik-Fit, McDonalds, Halfords and Pureprint.



Further Details

Description

The property comprises an established Toyota car dealership and workshop premises on a site extending to just short of 1.0 acre. The accommodation provides car dealership and servicing facilities suited to ongoing automotive use, while also offering potential for longer term alternative future uses, subject to planning.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom	3,857	358.33
Ground - Workshop	3,742	347.64
1st - Office/store	1,080	100.34
Mezzanine - Storage	240	22.30
Ground - Rear workshop	994	92.35
Total	9,913	920.96

Lease

A new 15 year lease was signed at the beginning of 2026. The lease includes tenant break options at 5 yearly intervals, together with an additional 2 year break in the event of loss of franchise. The current annual rent is £100,000 per annum with open rent reviews 5 yearly. The letting is not elected for VAT.

Tenant Covenant

The tenant, SLM Group (St Leonards Motors Group), is a long-established automotive retailer with more than 60 years of trading history. The business operates dealerships across East Sussex, Kent, Norwich and East Anglia, and provides new and used vehicle sales, vans, servicing and MOT facilities. Core franchise operations include SLM Toyota and SLM Vauxhall, supporting the covenant strength of the occupational lease.

Guide Price

Guide price of £1.5 million for the freehold interest, subject to contract.

Viewings

Through Sole Agents Vail Williams





Enquiries & Viewings



Steve Berrett

sberrett@vailwilliams.com

07780 324 996

01293 612600



Mikael Goldsmith

mgoldsmith@vailwilliams.com

07435 829 861



**Vail
Williams**