Oldfield Smith & Co.
Chartered Surveyors

For Sale



107 High Street

Uckfield, TN22 1RN

Rare Freehold Sale of Grade II Listed Commercial Building with Vacant Possession

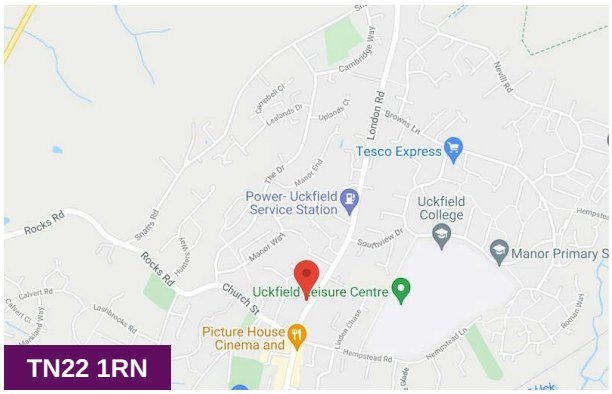
1,032 sq ft
(95.88 sq m)

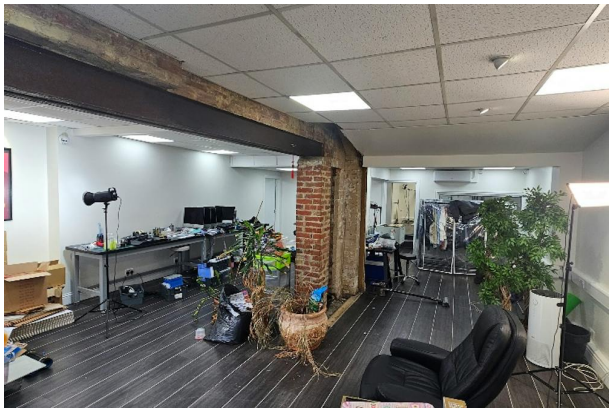
- Rare Freehold commercial building for sale with vacant possession
- Grade II listed building
- Finished to a high standard
- E Class opportunity
- Suitable for owner-occupiers, investors and developers

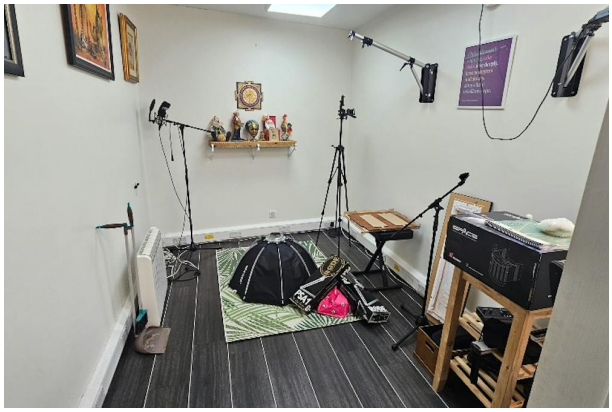
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Summary

Available Size	1,032 sq ft
Price	£225,000
Rateable Value	£14,000 Current rateable value (1 April 2026 to present)
VAT	To be confirmed
EPC Rating	C







Description

The premises comprise a mid-terraced part single part two storey Grade II listed building. The ownership is solely ground floor accommodation with a part flying freehold demised with 105. Subject to necessary consents, there could be scope to infill first floor accommodation between 105 and 109.

The accommodation is finished to an excellent standard to include laminate flooring, LED lighting, exposed brick, air conditioning and is arranged as retail to the front, storage to the side and a kitchen and office/studio to the rear. There is a rear external area demised which is semi covered and could be used as additional storage.

The property would suit a range of businesses, subject to any necessary consents. The current use is understood to fall within Class E. The opportunity should appeal to owner occupiers, investors or developers alike.

Available Freehold with vacant possession at a low quoting price of £225,000.

Accommodation

The accommodation comprises of the following net internal areas:

Description	sq ft	sq m
Ground Floor	1,032	95.88
Total	**1,032**	**95.88**

Location

Located at top end of Uckfield High Street. Other businesses close by include a hairdressers, kitchen/flooring showroom, off-licence, newsagent as well as cafes and takeaways.

Viewing & Further Information



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