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Retail Investment For Sale Prominent Main Road Position

I STONE COTTAGES LEWES ROAD, FOREST ROW RH18 5ES

**NEW
LOWER
PRICE**



LOCATION

Forming part of an attractive stone faced terrace right on the junction of Hartfield Road and Lewes Road in the centre of Forest Row. Slightly set back from the A22 London/Eastbourne road which runs through the middle of Forest Row. The premises are immediately next to a barbers and near **Hearology** and **Definition Aesthetics Academy**.

ACCOMMODATION

The premises comprise a ground floor lockup shop/office having the benefit of rear access. There is a self-contained flat above which has been sold off on a long lease. In more detail the ground floor is arranged as follows:

Front office/shop

20'9" x 17' (6.3m x 5.2m)

353 sq ft (32.8 sq m)

Feature fireplace, suspended ceiling with inset LED lights, perimeter trunking, tea station facility comprising sink unit with cupboard under + wall-mounted air conditioning/heating unit. Door to:



Rear office/store

8'9" x 9'6" (2.7m x 2.9m)

83 sq ft (7.7 sq m)

Shelving, display plinths, suspended ceiling with LED lights, Xpelair air extractor + door to outside. Door to:

continued

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Lobby Leading to:

Shower room with electric shower fitment.

Cloakroom with low level w.c. + hand basin.

Overall Floor Area 436 sq ft (40.5 sq m)

Outside Between the barbers and the Hearology unit is a short driveway which leads to further buildings at the rear. There are 2 car parking spaces, one for the flat. and one for the shop.

Bank Flat I The flat, which is totally self-contained, has been sold on a 999 year lease from July 2013 at a ground rent of £1 per annum. The obligations are that the flat should contribute a fair and reasonable proportion of the building insurance premium and service charge for external maintenance.

Shop Let to Miranda Jane Rosa, a sole trader trading as Harvey Barkers, a dog grooming parlour. She has recently expanded from alternative premises close by. There is a new 5 year lease from 17 Sept 2022 at a rent of £12,000 per annum. The lease is on an internal repairing & insuring basis to keep the property in good and substantial repair & condition together with responsibility for paying a fair & reasonable proportion of the building insurance and the service charge for maintenance of the external areas.

This letting is outside the provisions of the 1954 Landlord & Tenant Act which means that the tenant does not have automatic rights of renewal at the end of the term. There is a rent deposit of £2,500 and the rent is currently paid monthly.

PRICE Offers in region of ~~£200,000~~ **now £180,000** for the freehold interest subject to the existing tenancies.

BUSINESS RATES Local Authority: Wealden SBR (22/23): 49.9p
Shop rateable value : £5,400

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT VAT will not be charged on the price.

continued



Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING By appointment with agents, **Lawson Commercial**.

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