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Attractive Grade II Listed Retail Investment For Sale **THE GREEDY GOAT CAFE, RUSTON HOUSE** **CHURCH STREET, TICEHURST TN5 7AA**



LOCATION

Ticehurst is an attractive village in East Sussex being some 3½ east of Wadhurst on the B2099, 10.8 miles from Tunbridge Wells in the north and 3 miles from the A21 in the east. Church Street is a few yards away from Ticehurst central square where there is a branch of **Londis/Post Office**. Also in the vicinity are a greengrocer, pharmacy, dry cleaners and **Artichoke Gallery**. Adjoining is **Ruston House Interiors**.

ACCOMMODATION

The premises comprise a lockup shop with basement (*not inspected*) together with a self contained flat above which has been sold on a long lease. The premises are Grade II listed and for many years were a well known bookshop. In 2006 a planning consent was granted for change of use to a cafe which use continues today. In more detail the premises are arranged as follows:

Front shop

Internal width 18'6" (5.6m)
Depth 19' (5.8m)
+
6' x 3'3" (1.8m x 1.0m)
371 sq ft (34.5 sq m)



Attractively fitted out including serving bar, access to rear lobby + large understairs cupboard. Access via twin glazed doors to:

continued

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2. The Greedy Goat Cafe, Ticehurst

Rear seating area

12' x 17'9" (3.7m x 5.4m)

213 sq ft (19.8 sq m)

Large feature picture window + door to:

Rear lobby

leading to:

Cloakroom

with low level w.c. + hand basin.



Kitchen

12'9" x 7'9" (3.9m x 2.4m) + alcove
4'6" x 3'9" (1.4m x 1.1m)

116 sq ft (10.8 sq m)

Newly fitted with door to rear area
having space for small timber shed.

Total Overall Area including kitchen 700 sq ft (65.0 sq m)

Basement

We are informed that there is a basement under the kitchen but access is from the adjoining property externally (*not inspected*).

TERMS

Flat

The flat above the shop was originally sold on a 99 year lease from June 2008 with a ground rent of £50 per annum. In November 2019 this lease was extended by 125 years to expire on 26th June 2232. The new ground rent is a peppercorn. The occupier is responsible for 25% of the costs of maintaining the structure, roof, external walls and window frames of the building via a service charge.

Shop

The original lease was for a term of 10 years from August 2011. A new supplemental lease to the original lease has been signed for a term of 10 years expiring 31 July 2031 with a rent review at the fifth year ie in August 2026. There is no break clause. The passing rent is £8,400 per annum. The lease is on an internal repairing and insuring basis. The tenant contributes 25% towards the cost of maintaining external surfaces, structure etc via a service charge.

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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.

3. **The Greedy Goat Cafe, Ticehurst**



RATES - shop Local Authority: Rother SBR (23/24): 49.9p
Rateable value: £7,400

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.

PRICE £125,000 for the freehold subject to the existing leases showing a return of 6.75% before purchaser's cost.

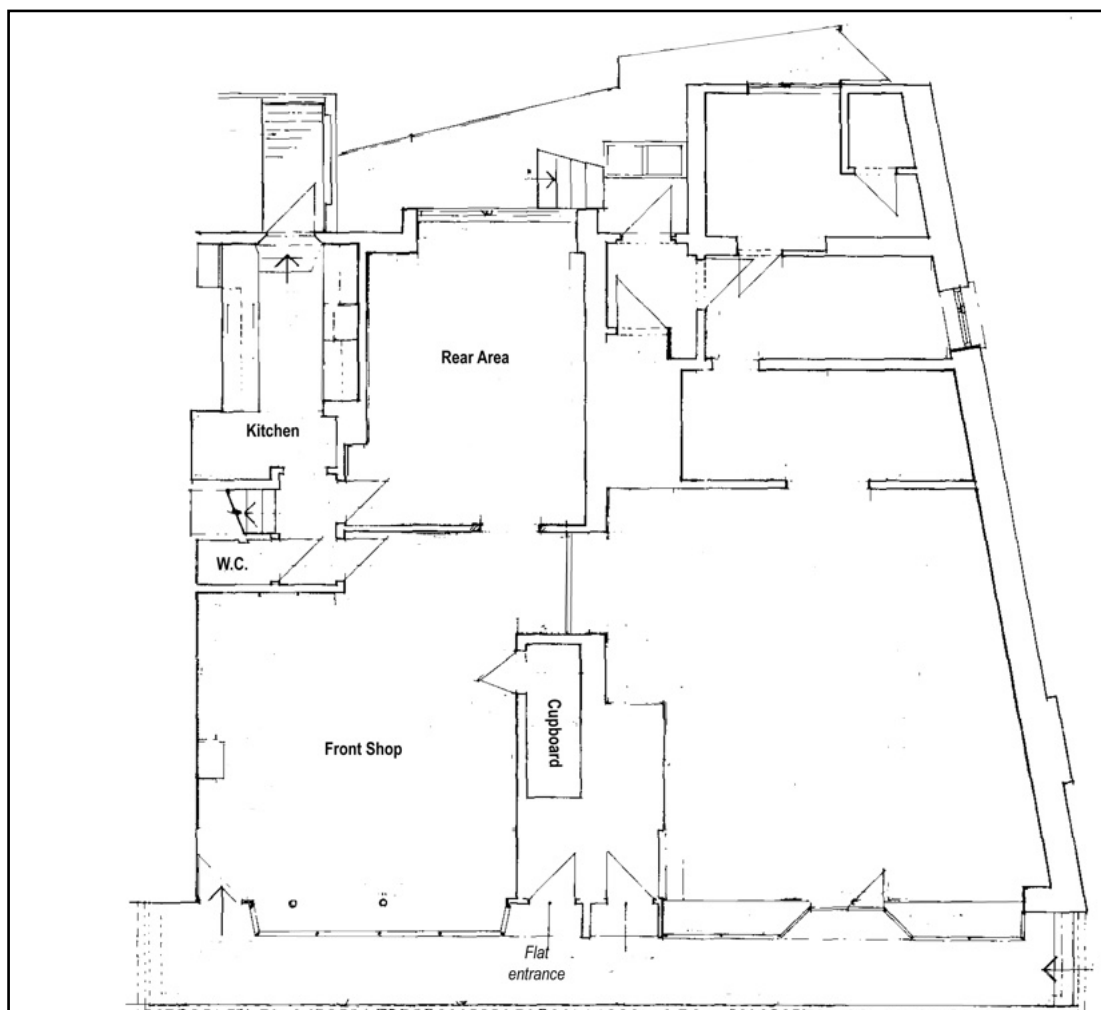
VAT The property is not currently elected for VAT.

EPC Energy performance certificate Band B (46).

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

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

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continued

4.

The Greedy Goat Cafe, Ticehurst

