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Superb Trading Position - Few Yards Battle Abbey
Freehold Shop With Income From 2 Flats
(Will Let Shop Separately)
79 HIGH STREET, BATTLE TN33 0AG



LOCATION

Situated between Battle Deli and Number Eighty Coffee House at the lower end of the High Street. There are views towards Battle Abbey.

ACCOMMODATION

The premises comprise a ground floor lockup shop with access at the rear to two self-contained flats on the 1st & 2nd floors + a garden.

Shop	Total shop depth	48'	(14.6m)
	Internal width	13'9"	(4.2m)
	narrowing at depth 33' to 3 steps down to:	8'3"	(2.5m)
Lower area		7'6" x 8'6"	(2.3m x 2.6m)
	Total retail area	546 sq ft	(50.7 sq m)
	Laminate floor + spotlights.		

From the lower area is a door to:

Lobby Door to separate cloakroom with w.c. + hand basin.
Access to side passage with bin store.

Rear store 20'3" x 9' (6.2m x 2.7m) **182 sq ft (16.9 sq m)**

Total Overall Area 728 sq ft (67.6 sq m)

Outside To the side of the building is a separate passageway which leads to the garden at the rear and to external covered stairs giving access to the residential accommodation.

continued

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1st Floor Flat

- Sitting room** 16'3" x 15' (4.9m x 4.6m) with large bay window having views towards the Abbey, feature fireplace + night storage heater.
- Bedroom** 8'3" x 14'6" (2.5m x 4.4m) with night storage heater.
- Shower room** with electric shower, w.c. + hand basin.
- Kitchen** 8'9" x 5'6" (2.7m x 1.7m)

2nd Floor Flat

Entrance from small 1st floor hallway with stairs to:

- Landing** Night storage heater.
- Kitchen** 6'3" x 8'6" (1.9m x 2.6m).

Steps to upper landing with hatch to roof space, leading to:

- Sitting room** 15' x 15' (4.6m x 4.6m) with night storage heater + feature fireplace.
- Bedroom 1** 15' x 8'6" (4.6m x 2.6m) with night storage heater.
- Shower room** with electric shower, w.c. + hand basin.
- Bedroom 2** 8'3" x 8'9" (2.5m x 2.7m) with night storage heater.

TERMS

- 1st floor flat** Let on an assured shorthold agreement from Feb 2016 at a rent of £485 per calendar month. There is a rent deposit.
- 2nd floor flat** Let on an assured shorthold agreement from Mar 2021 at a rent of £775 per calendar month. There is a rent deposit. Both assured shorthold tenancies have expired and the tenants are occupying as statutory period tenants. No new residential leases have yet been granted.

Total rental income from flats £15,120 per annum

RATES Local Authority: Rother SBR (24/25): 49.9p
Shop Rateable value : £13,750

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.

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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.

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79 High Street, Battle



1st Floor Flat Council Tax Band B. 2nd Floor Flat Council Tax Band B.

PRICE £450,000 for the freehold interest with vacant possession of the ground floor shop and with benefit of the income from the two flats.

VAT Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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

EPC The Vendor has been advised that energy performance certificates are required.

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

N.b. A letting of the shop separately will be considered - ask for more details.

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