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01825 76 44 88

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Wonderful Business Opportunity

Grade II Listed Shop & Flat - Freehold For Sale

THE VILLAGE SHOP & CAFE, PROVIDENCE HOUSE

COLDHARBOUR ROAD, UPPER DICKER BN27 3QE



LOCATION

The Village Shop has been established in this location since the 1840s and during its history it has housed, until 2008, a dairy, a bakery, a butcher, a hardware shop and a post office. The current owners have had the property for nearly 20 years and have developed the business into a very successful cafe and grocery store specialising in local sourced products.

The property is approximately 0.8 miles from the junction of Coldharbour Road with the A22 London/Eastbourne road. 4 miles to the south is the junction of Drusillas Park with the A27 and Hailsham is 3.3 miles to the east with Uckfield being 10 miles to the north. The property lie in the heart of Upper Dicker village which is densely populated and is situated down a short private cul-de-sac off Coldharbour Road just before the junction with Camberlot Road. Close by is Bedes Senior School, an independent day & boarding school for boys & girls 13-18 catering currently for around 760 pupils of which 300 are boarders.

ACCOMMODATION

The premises comprise a ground floor shop arranged as cafe, kitchen & grocery sales with flat above, which could be self-contained with access from the rear, a garden, a garage currently used partly for storage and an outside seating area together with a car park & additional outside seating.



Ground Floor Shop/Cafe

Delightful character premises, L-shaped 16'6" x 36'9" (5.0m x 11.2m) + 15'3" x 10'9" (4.6m x 3.3m)

770 sq ft (71.5 sq m)

Seating for approx. 30, shelving, refrigerated display, attractive bar serving area + archway to:

continued

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk



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2. Providence House, Upper Dicker



Separate store 1 16'9" x 4'9" (5.1m x 1.4m) **80 sq ft (7.4 sq m)**
Shelving + extraction.

Separate store 2 6' x 6'9" (1.8m x 2.1m) **41 sq ft (3.8 sq m)**
Shelving. Leading to:

Cloakroom with low level w.c., hand basin + baby changing facility.

Kitchen 11'3" x 11'6" (3.4m x 3.5m) **130 sq ft (12.1 sq m)**
Range of stainless steel tables & shelves, grill, electric hob, extraction, twin bowl sink unit, dishwasher + separate hand wash basin. Door to:

Rear lobby Door to flat + door to outside.

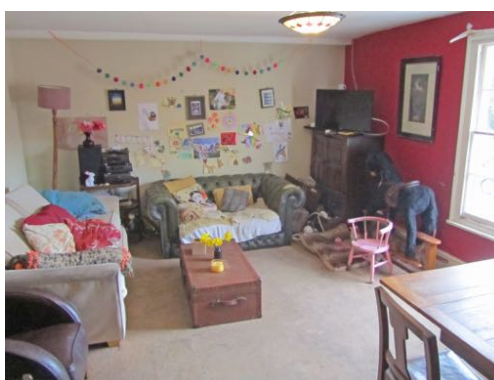
FLAT Ground floor lobby with stairs to:

**1st Floor
Landing**

Access to:

Lounge
16'6" x 12'3" (5.0m x 3.7m) with
night storage heater.

Bedroom I
10'6" x 11'6" (3.2m x 3.5m) with
night storage heater.



Bathroom Bath with electric shower fitment, low level w.c., hand basin + electric towel rail.

Kitchen 9' x 10'6" (2.7m x 3.2m) with sink unit, electric cooker point + various wall & base units..

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.

3. Providence House, Upper Dicker

Bedroom 2	12'3" x 9'6" (3.7m x 2.9m) twin aspect with night storage heater.
Lobby	with stairs to:
2nd Floor	
Bedroom 3/ office	14'3" x 10'9" (4.3m x 3.3m) Access to useful loft storage approx. 16' x 13' (4.9m x 4.0m)
N.b	The Flat could be self-contained if required.
Outside	To the front of the property is a useful forecourt suitable for tables & chairs seating 8-10 people. Small car parking area with space for ~4/5 cars. This adjoins an area of common land known as the village green. There are tables & chairs on this area which are used by customers and seat a further ~40 people.
Former garage/ store	Situated to side of the property. Detached 2-storey building which would lend itself for residential conversion subject to any necessary consents. It is currently arranged as:
Ground floor	Open-fronted alfresco dining area approx. 8'6" x 12'9" (2.6m x 3.9m) - 166 sq ft (15.4 sq m). Door to: Store area 11'6" x 15'6" (3.5m x 4.7m) - 178 sq ft (16.5 sq m). Could be incorporated into dining area. if required. Lean-to store 12'3" x 8' (3.7m x 2.4m) - 98 sq ft (9.1 sq m)
Stairs to:	
1st floor storage	Overall 12'3" x 24' (3.7m x 7.3m) - 294 sq ft (27.3 sq m)
Garden	To side & rear of the property laid to lawn with flower borders + patio area with pergola over & outdoor pizza oven. There is also a detached store, 7'9" x 7'9" (2.4m x 2.4m) - 60 sq ft (5.6 sq m) with 3 chest freezers + 3 upright freezers.
BUSINESS	The proprietors pride themselves on specialising in products which are sourced from local farms. They support a local butcher who supplies them with sausages and pork. Ice cream and milk comes from the local Downsview Dairy. A local bakery supplies their bread. They use locally sourced and produced honey and Sussex gin. The business trades 6 days per week, 8.30am to 5pm Monday to Friday and Saturdays 9am to 3pm. It is run by the proprietors and 16 staff of which 4 are full-time and the rest part-time. Annual turnover for the Year ending July 2022 was just under £440,000. Full audited accounts are available to seriously interested parties.
PRICE	£750,000 for the freehold to include the business, goodwill + fixtures & fittings with stock at valuation.
N.b.	The flat is believed to be held on a 999 year lease from 2015 - <i>to be verified</i> . This would enable a purchaser to raise a loan on the flat separately if required.

4.

Providence House, Upper Dicker



RATES

Business rates
N.b.

Local Authority: Wealden

Rateable value : £9,300

SBR (23/24): 49.9p

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.

Council Tax

Providence House
Annexe

Band E
Band B

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.

EPC

The Vendor has been advised that energy performance certificates may be required.

VIEWING

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

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