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Superb Trading Position - Few Yards Battle Abbey Lockup Shop To Let 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 arranged as follows:

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)

TERMS New 5 year lease on a proportionately full repairing and insuring basis.

RENT £15,000 per annum exclusive of rates.

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

continued



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2. 79 High Street, Battle

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

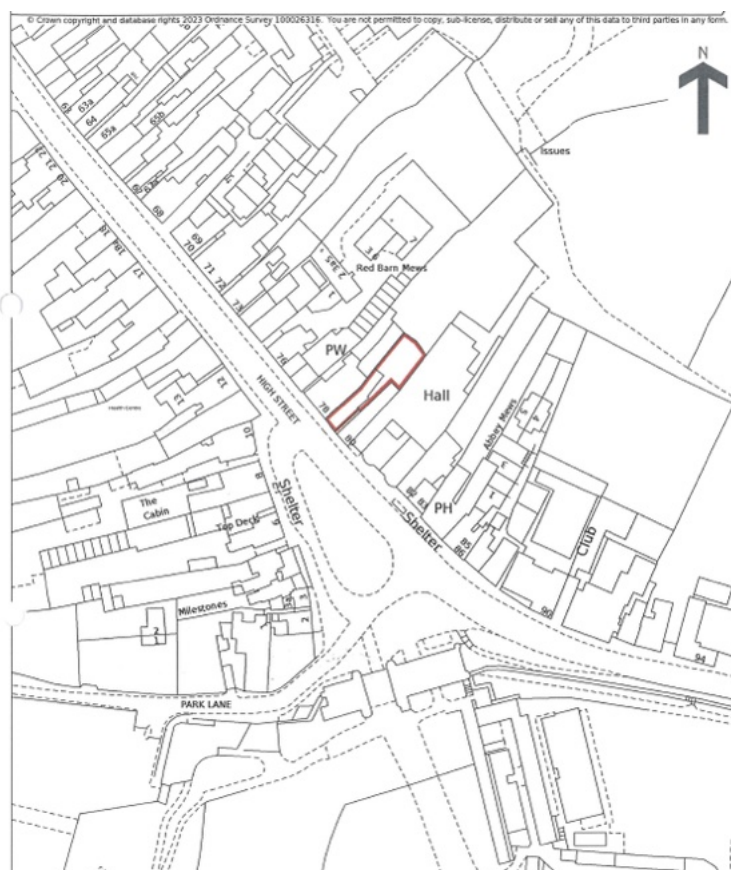
SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order. An EICR and FRA are available.

EPC The Landlord has been advised that energy performance certificate is required.

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

N.b. The freehold of the entire property with vacant possession of the shop is also available at £450,000 having income from two self contained flats on the 1st, 2nd & 3rd floors with a total rent income of £15,120 per annum with scope to increase. *Ask for more details.*

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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.