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Busy Thriving Sussex Town Retail Investment For Sale 72 HIGH STREET, HEATHFIELD TN21 8JD



LOCATION

Situated in this busy, bustling High Street being the centre shop of a terrace of three on the north side of the road, being between Gorringe estate agents and Volkan Grill. Other businesses located in the vicinity include Oxfam, Dominos Pizza and a fish & chip shop.

ACCOMMODATION

The premises comprise a ground floor lockup shop currently let together with a 2-bedroomed over which has been sold on a long leasehold interest.

SHOP	Internal width	15'	(4.6m)
	Total shop depth	25'9"	(7.8m)
		386 sq ft	(35.9 sq m)
	Arcaded shopfront with security grilles, carpet and strip lights		
Partitioned from:			
Rear stockroom	15' x 10'3" (4.6m x 3.1m)	154 sq ft	(14.3 sq m)
	Door to:		
Rear lobby	leading to cloakroom with low level w.c. + hand basin. Door to rear.		

Total ground floor area 540 sq ft (50.2 sq m)



FLAT

Sold on a long leasehold basis and comprising 2 bedrooms, lounge, kitchen & bathroom. Originally sold on a 99 year lease from April 2006 but in December 2021 this was extended to April 2180.

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continued



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2. **72 High Street, Heathfield**

The flat occupier pays a service charge of £300 per annum as a contribution to external maintenance including repair & maintenance of the roof, external walls, external decorating + building insurance.

Shop lease

The shop is held for a term of 10 years from August 2015 with a rent review at the 5th year and expiring July 2025. There was a tenant's only break clause at the fifth anniversary which was not operated. The rent under the lease terms is £15,000 pa but the tenant is currently paying £12,000 pa having received a discount during the Covid lockdown but which has not been removed. The lease is on an internal repairing & insuring basis + a service charge. The tenant pays a reasonable proportion of the costs of maintaining the exterior & roof.

The shop has traded for over 20 years as a successful, independent shoe shop, originally being run by the owners of the property and subsequently was acquired by the former manager who has continued to trade successfully.

RATES

Local Authority: Wealden SBR (23/24): 49.9p

Shop

Rateable value : £5,300

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

£185,000 for the freehold subject to the existing tenancies.

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 an energy performance certificate is required.

VIEWING

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

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continued



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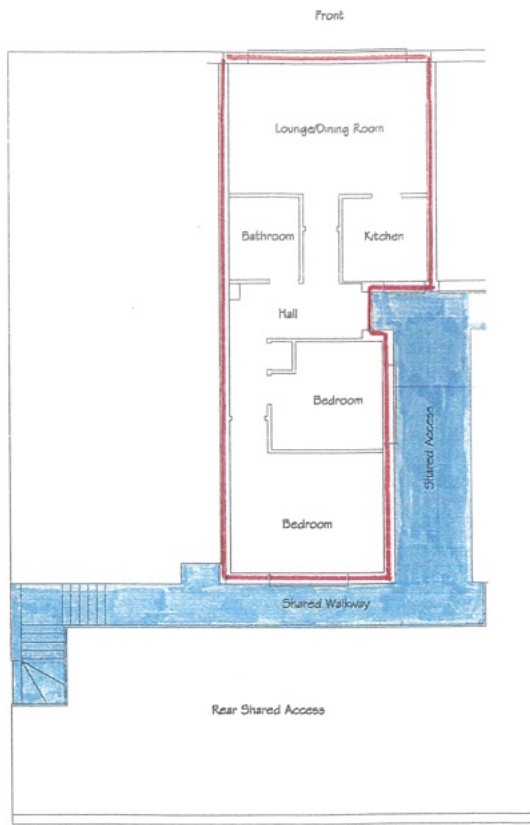


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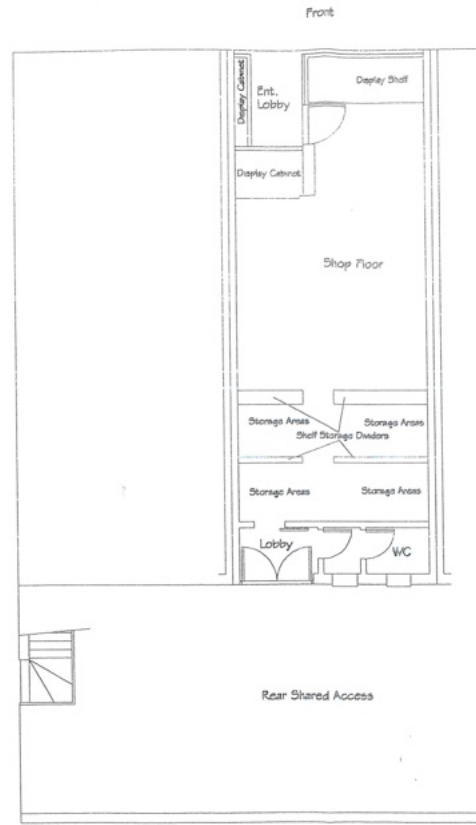
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72 High Street, Heathfield



First Floor Plan on Flat Over No. 72



Ground Floor Plan on Shop

