



Telephone
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www.lawsoncommercial.co.uk

Few Yards Iconic Battle Abbey Shop Available On Shared Freehold Basis 8 HIGH STREET, BATTLE TN33 0AE



LOCATION

This Grade II listed building is located in the heart of the historic abbey town of Battle which has a good range of shops, supermarkets, pubs & restaurants. The building is close to Battle Abbey itself, with its beautiful grounds and fascinating history, as well as the former market square. Other businesses in the vicinity include Spoilt Rotten, the Battle Deli & Coffee Shop and Battle Memorial Hall.

ACCOMMODATION

The premises comprise a ground floor shop + separate lockup store having a series of flats above and behind.

SHOP	Width at front	27'3"	(8.3m)
	widening at rear to	28'6"	(8.7m)
	Average depth	18'6"	(5.6m)
	excluding bay windows		
	Overall sales area	569 sq ft	(52.9 sq m)

To the rear of the shop is door to corridor with access to:

Store/office 7'6" x 9'9" (2.3m x 3.0m) **73 sq ft (6.8 sq m)**
Could be converted to a kitchenette as services are in place.

Cloakroom with low level w.c. + hand basin with water heater over.

Lockup store Irregular shape, 18' x 11'3" (5.5m x 3.4m) + 6' x 1'9" (1.8m x 0.5m) **213 sq ft (19.8 sq m)**

Behind the shop is a ground floor flat which has been sold off with a 1/6 th share of the freehold of the building. There are 4 further flats on the 1st & 2nd floors which are let on assured shorthold tenancies.

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2. 8 High Street, Battle

TERMS

Shop Freehold

The shop can be purchased on a $\frac{1}{6}$ th share of the freehold basis - price £175,000. This would give a purchaser a share of the management company jointly with other owners of the building.

RATES

Local Authority: Rother SBR (23/24): 49.9p
Rateable value : £13,000

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 rental/price. It is recommended that a prospective tenant/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

Energy performance certificate Band D (92).

VIEWING

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

230512



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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.

continued

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8 High Street, Battle

