

For Sale

For further information
please contact:

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16 High Street, Battle, TN33 0AJ



Location

The subject property is located in Battle a small historic town in East Sussex. The property is approximately 38 miles west of Folkestone, 6 miles north of Hastings and 55 miles south of London. The subject property is situated fronting Battle High Street and sits within the prime pitch. Nearby occupiers include Boots, Co-operative, Costa, Holland & Barrett and a number of local independent occupiers.

Description

The property is a period Grade II listed building arranged over ground, first and second floors. It benefits from a large garden to the rear as well as 3 car parking spaces in a yard to the rear. The property provides the following approximate net internal floor areas:-

Ground floor:	161.24 sq m	1736 sq ft
First floor:	35 sq m	377 sq ft
Second floor:	58 sq m	624 sq ft
Total:	254.24 sq m	2,737 sq ft

Tenure

Freehold

Price

Offers in excess of £360,000

Conditions

The sale will be subject to an agreement, with Battle Council, to have the clock, remain fixed to the external façade of the frontage, on the same terms as the current agreement with NatWest. The current agreement can be found within the sales pack.

Planning

The unit benefits from A2 use.

Business rates

We understand that the property is assessed as follows:

Rateable value: £17,750

UBR (2018/19): 0.48p

Rates Payable: £8,520 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

