

# For Sale

16 High Street, Battle, TN33 0AJ

For further information please contact:

#### Max Collett

T: 020 7911 644 E: max.collett@gva.co.uk



### 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.

#### Plannina

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.

08449 02 03 04







50 metres

Experian Goad Plan Created: 23/05/2018 Created By: GVA



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

#### GVA

65 Gresham Street, London EC2V 7NQ GVA is the trading name of GVA Grimley Limited. ©2018 GVA

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this properly whose agent GVA is in this brochure is provided on the following conditions:

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

June 2018

- No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT.

  GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.