

mmans

Battle

BATTLE 13/14 HIGH STREET TN33 0AE

Town Centre Retail/Residential Investment Freehold for Sale - Reduced Terms Conversion/Development Potential (stp)

your local ()) pharmacy

INVESTMENT HIGHLIGHTS

- · Mixed use investment in affluent town of historical significance
- New ground and first floor wine bar + two flats
- Total rents reserved £40,600 per annum
- Offers in the region of £525,000
- Net initial yield of 7.38% after allowing for purchaser's costs of 4.8%
- VAT is not applicable

LOCATION

Battle is a market town in East Sussex located four miles north-west of Hastings and 32 miles east of Brighton. The property is situated on the west side of the high street, close to Battle Abbey which is a popular English Heritage tourist attraction.

The property immediately adjoins **Boots**, is opposite **Co-op** and close to Costa. Other occupiers of note on the high street include Fat Face, Martins, Holland & Barrett and Day Lewis.

RATES

13 HIGH STREET Current Rateable Value Rate in the £ (2020/21) **14 HIGH STREET Current Rateable Value** Rate in the £ (2020/21)

£19.500 49.9p

£3.050 49.9p

Prospective occupiers should make their own enquiries to verify this information.



ACCOMMODATION

The Grade II listed property is arranged over ground, first and second floors and comprises the following approximate dimensions and net floor areas:-

Gross Frontage:	9.14 m	30 ft
Internal Width:	8.88 m	29 ft 2 ins
Shop Depth:	12.02 m	39 ft 5 ins
Ground Floor Sales:	83.98 sq m	904 sq ft
Ground Floor Ancillary:	20.72 sq m	223 sq ft
ITZA		739 units
First Floor Ancillary:	49.89 sq m	537 sq ft
First and Second Floor Maisonette (13a):	Three bedrooms, lounge, kit	chen and bathroom
Second Floor Flat (14b):	Double bedroom, lounge, kite	chen and bathroom
Note: Part of the maisonette	(13a) comprises a flying freehol	ld - see photo above.



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mselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the p of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are over in good faith and are believed to be correct. but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LI P has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 2018 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please ref to our website www.cradick.co.uk

New photo required 1

ASSET MANAGEMENT OPPORTUNITIES

- The first floor of 14 High Street benefits from a self-contained entrance from the High Street.
- There may therefore be an opportunity for a purchaser to negotiate a regear with the tenant whereby this accommodation is released for residential conversion, subject to obtaining the necessary planning and listed building consent and the resultant flat either let or sold.
- The self-contained maisonette and first floor flat could both be sold individually as investments or with vacant posession on expiry of the ASTs.

TENANCIES

The ground floor retail unit and first floor former hair salon are now let on a new lease to a wine and gin bar - see www.thorpeswinebarbattle.co.uk with the self-contained maisonette at 13a and the self-contained flat at 14b both let by way of assured shorthold tenancies.

ADDRESS	LESSEE	ACCOMMODATION	LEASE TERMS	PASSING RENT PA
13/14 High Street	Thorpe's Wine Bars Limited The lease incorporates two personal guarantees - further details available on request.	Gross frontage: 9.14 m 30 ft Internal width: 8.88 m 29 ft 2 ins Shop depth: 2.02 m 39 ft 5 ins GF sales: 83.98 sq m 904 sq ft GF ancillary: 20.72 sq m 223 sq ft FF ancillary: 49.89 sq m 537 sq ft	New ten year effectively full repairing and insuring lease from 25 November 2020, without break and subject to a mid-term RPI review.	£25,000 pa
13a High Street	Private individual	First and second floor self-contained 3-bed maisonette.	New 12 month AST from February 2021.	£10,200 pa
14b High Street *	Private individual	Second floor self-contained 1-bed flat.	Periodic Tenancy. Original AST dated 27th June 2013.	£5,400 pa
* Tenant has indicated he	will sign a new AST		TOTAL	£40,600 pa



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TENURE

Our client is seeking offers in the region of **£525,000 (five hundred and twenty five thousand pounds)** for the freehold interest, subject to the tenancies detailed. A purchase at this price would reflect an initial yield of 7.38%.

The property is not elected for VAT.

LEGAL FEES

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

DATA ROOM

For current floor plans, EPCs, title, title plans and ASTs, please see:http://www.cradick.co.uk/properties/investment/1314-High-Street-Battle/517

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Andrew Morrish 01273 617141 07919 172115 amorrish@cradick.co.uk

Subject to Contract

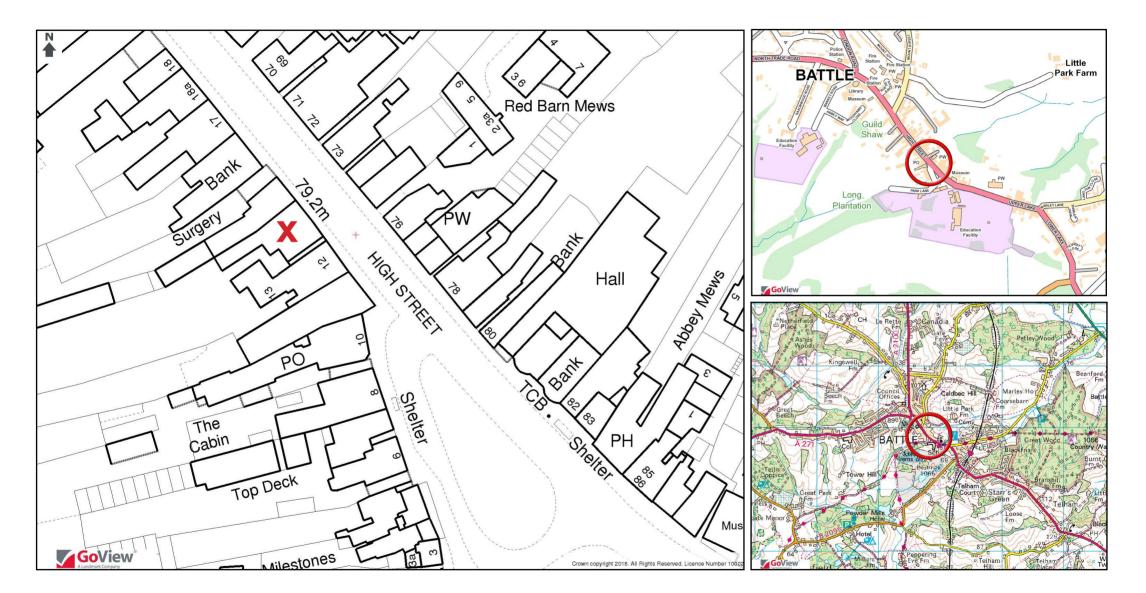


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