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Retail Investment For Sale With Development Potential Shop, Offices & Rear Land + Workshop 39 HIGH STREET, HEATHFIELD TN21 8HU



LOCATION

Heathfield is a busy, prosperous market town with the Main A267 running through via the High Street. The premises are in a prominent position on the south side of the High Street. Other businesses in the vicinity include collectable furniture, takeaways, greengrocers, estate agents and gifts.

ACCOMMODATION

The premises comprise a building on 4 floors with a detached building and land at the rear. In more detail the premises are arranged as follows:

Shop

Internal width 27'6" (8.4m)
narrowing to 21' (6.4m)
Shop depth 30'3" (9.2m)
Sales area ~805 sq ft (74.8 sq m)

Kitchen 6'6" x 11' (2.0m x 3.4m)
72 sq ft (6.7 sq m)



There was formerly a staircase from the rear of the shop to:

Lower Ground Floor Workshop/store (not inspected)

11'3" x 13'6" (3.4m x 4.1m) **152 sq ft (14.1 sq m)**

The staircase has been removed and access is currently only via an external door at the rear of the building.

Separate entrance from High Street to:

Office Suite

Hallway with stairs to lower ground floor. Stairs to:

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SHOPS
■
OFFICES
■
FABRIQUES
■
WAREHOUSES
■
INVESTMENTS
■
LAND
■
VALUATIONS
■
SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
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RATING
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continued

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2. 39 High Street, Heathfield

1st Floor

Reception 12'3" x 14'3" (3.7m x 4.3m) **175 sq ft (16.2 sq m)**

Doors to:

Rear office 1

8'9" x 14'3" (2.7m x 4.3m)
125 sq ft (11.6 sq m)

Front office 1

15'6" x 15'9" (4.7m x 4.8m)
236 sq ft (21.9 sq m)

Front office 2

15'9" x 14'9" (4.8m x 4.5m)
232 sq ft (21.6 sq m)



Rear office 2 10'6" x 6'3" (3.2m x 1.9m) **66 sq ft (6.1 sq m)**

2nd Floor

Storeroom 6'6" x 5' (2.0m x 1.5m) **33 sq ft (165.5 sq m)**
No natural light.

Rear room 13'9" x 14'3" (4.2m x 4.3m) **196 sq ft (18.2 sq m)**

Front room 13'3" x 13'6" (4.0m x 4.1m) **179 sq ft (16.6 sq m)**

Lower Ground Floor - Office Suite

Accessed from Hallway.

Kitchen 10' x 5' (3.0m x 1.5m) **50 sq ft (4.6 sq m)**

Lobby Door to outside + 2 separate cloakrooms each with low level w.c & hand basin.

Summary of Office Suite Floor Areas

1st floor area 834 sq ft (77.5 sq m)

2nd floor area 408 sq ft (37.9 sq m)

Lower ground floor area 50 sq ft (4.6 sq m)

Total Overall Office Suite Floor Area 1,292 sq ft (120.0 sq m)

continued

COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk



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.

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39 High Street, Heathfield



Rear Store & Land - currently vacant

Access is via twin metal gates leading into a passageway between 43 High Street (Bombay Spice) and 45 High Street (tanning studio).

The rear store is a detached single storey brick built building divided into 3 sections.

Section 1

19'3" x 9'3" (5.9m x 2.8m) 178 sq ft (16.5 sq m)

Section 2

13'3" x 13' (4.0m x 3.9m) 172 sq ft (16.0 sq m)

Section 3

5'9" x 14' (1.8m x 4.3m) 81 sq ft (7.5 sq m)

Overall **431 sq ft (40.0 sq m)**

Ceiling height 7'6" (2.3m)

This rear building was formerly used as a workshop. The area of land below the brick building is approx. 45' x 39' (14m x 12m) and is not a regular shape. The area from the gates to the building is approx. 27' x 17'6" (8m x 5m).

Total overall area approx. 1,800 sq ft (167 sq m)

Between the back of the store and the back of the main building is an additional area used as a circulation space.

It is considered that this area would be suitable for development for additional workshops/storage space or possibly residential subject to any necessary consents. Access is via twin metal gates leading into a passageway between 43 High Street (Bombay Spice) and 45 High Street (tanning studio).

TENANTS

Shop - Grd + Lwr Grd

Originally let to Tote Bookmakers Ltd for a term of 15 years from June 2008 expiring in June 2023. The lease was assigned to Done Brothers Ltd t/a Betfred. The lease has since been renewed for a term of 5 years from April 2025 at a rent of £21,500 pa. The lease is on an internal repairing & insuring basis + a contribution equivalent to 1/3 of cost of external maintenance.



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39 High Street, Heathfield



Office Suite

Mr Peter Bailey, who has traded as a licensed conveyancer/solicitor for over 15 years, has renewed his lease for a term of 5 years from 1st January 2023 at a rent of £10,246 pa. This is on an internal repairing & insuring basis with no contribution to external maintenance.

PRICE

Offers in the region of £425,000 for the freehold interest subject to the existing tenancies and with vacant possession of the rear store & land.
Total current rental income £31,746 per annum. This shows a return of 7.47% before purchaser's costs with potential to generate income from the rear land.

RATES

Local Authority: Wealden

SBR (25/26): 49.9p

Shop

Rateable value : £14,500

Office suite

Currently rated together with another property.

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.

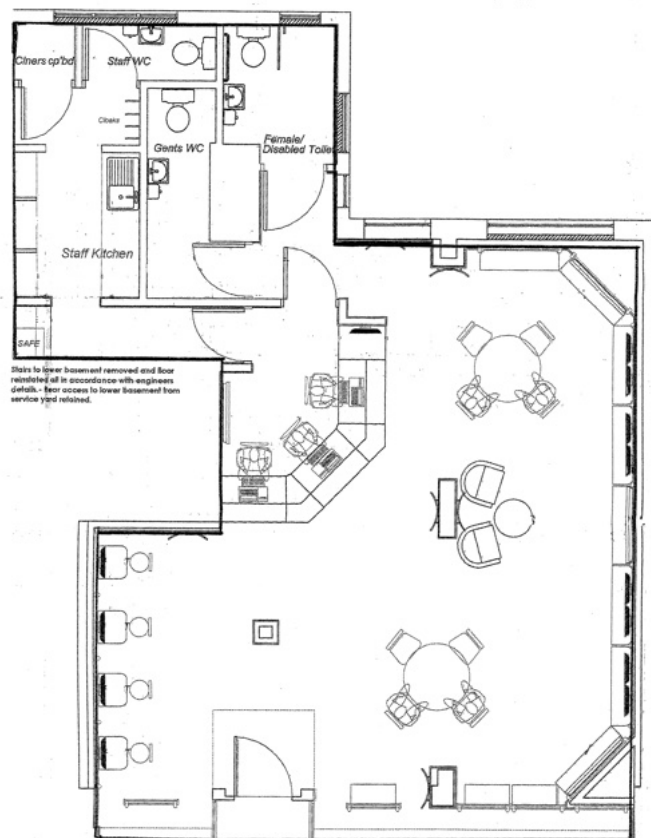
EPC

The Vendor has been advised that an energy performance certificate is required.

VIEWING

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

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39 High Street, Heathfield

