



41 High Street

Heathfield, TN21 8HU

Heathfield - Prominent town centre High Street shop for sale with planning to convert the upper part to residential.

822 sq ft
(76.37 sq m)

- Freehold opportunity
- Prominent High Street position
- Planning granted to convert the upper parts to form a 2 bed flat
- Rear courtyard
- Potential to claim 100% exemption on business rates as rateable value less than £12,000

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Summary

Available Size	822 sq ft
Price	£295,000
Business Rates	Upon Enquiry
EPC Rating	D

Description

The premises comprise a delightful character lock up shop arranged over ground and first floor.

Shop – Internal width 4.5m (14' 9") depth 6.8m (22' 3") – plus window bay 0.9m (3') x 3.4m (11') overall 33.7 sq m (361 sq ft) large display window to front, inset ceiling spot lights, wood effect flooring and under floor heating, door to understairs cupboard,

Stairs to first floor, door to:

Office/store 2.4m (4' 3") x 2.5m (10") 6.0 sq m (64 sq ft) door to outside, sliding door to to: kitchen 1.3m (4' 3") x 2.0m (6' 6") 2.6 sq m (28 sq ft) fitted with stainless steel sink unit, base and wall units, worktop, space for fridge, window to rear. Door to:

Cloakroom fitted with low level wc and wash hand basin

Total overall ground floor area 42.3 sq m (453 sq ft)

First floor landing with doors to:

Rear room/kitchen 2.9m (9'6") x 2.7m (8' 9") 7.8 sq m (83 sq ft) Fitted with stainless steel sink unit, bas and wall units, wall heater, window to rear. Step up to: Cloakroom fitted with low level wc and wash hand basin

Side room 2.7m (8' 9") x 3.8m (12' 6") 10.3 sq m (109 sq ft) window to rear, wall heater, carpet.

Front room 3.7m (12') x 4.5m (14' 9") 16.7 sq m (177 sq ft) window to front, feature fireplace, wood laminate flooring, sink unit with water heater, wall heater.

Total overall area first floor 34.8 sq m (369 sq ft)

Total usable area ground and first floor 77.1 sq m (822 sq ft)

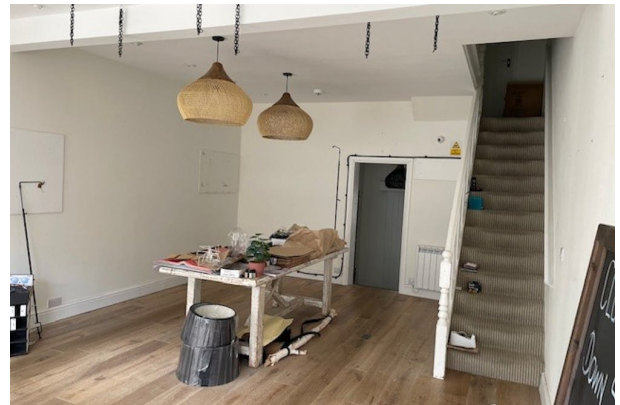
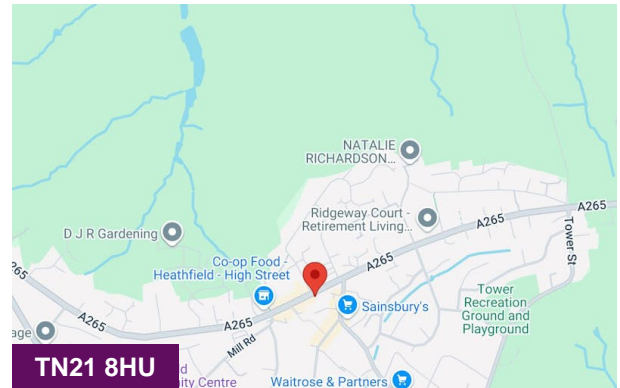
Outside – steps down to small courtyard at rear

Under planning application number WD/2025/0456/F consent has been granted to convert the upper parts to form a 2 bed flat.

Freehold for sale with the benefit of planning and vacant possession

Location

The premises occupy a prominent position midway along this thriving High Street between Bombay Spice and a branch of Bet Fred. Other businesses close by include Trading 4U variety store, butchers, restaurants etc. National concerns in the town include supermarkets Waitrose, Coop, Sainsburys and Tesco,



Viewing & Further Information



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