Prominent Main Road Position
Large Shop/Office + Store - For Sale
Excellent Picture Windows
3 BANK BUILDINGS, HIGH STREET, HORAM TN21 0EH



LOCATION

Situated in the heart of Horam occupying a very prominent position on the main road. Other businesses close by include a convenience store, a hair salon, an estate agents and a CoOp supermarket. The premises are approx. 3.6 miles south of Heathfield town centre and 6 miles north of Hailsham via the A267.

ACCOMMODATION

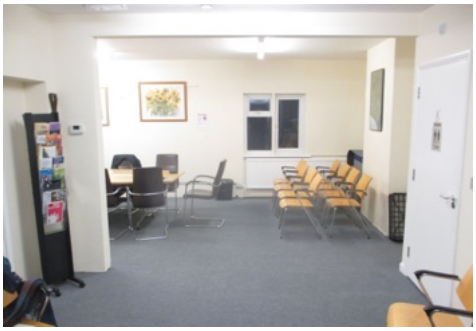
The premises comprise a spacious ground floor shop/office with access to basement storage. There are two self-contained flats, sold on long leases.

Main shop/office

Front area 1

Depth	30' (*9.2m*)
Internal width	16'9" (*5.0m*)
After a depth of 9'6" (*2.9m*) narrowing to:	11'3" (*3.4m*)
	390 sq ft (*36.2 sq m*)





Front area 2
16' x 15' (*4.9m x 4.6m*)
240 sq ft (*22.3 sq m*)



Rear section
12'3" x 9'9" (*3.7m x 3.0m*)
119 sq ft (*11.1 sq m*)

Total ground floor shop/office area 749 sq ft (74.2 sq m)

Well fitted with uPVC shopfront.

continued

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2. **3 Bank Buildings, Horam**

Door to corridor + steps leading to:
Half landing

Kitchenette 6'3" x 5'3" (*1.9m x 1.6m*) **33 sq ft (*3.1 sq m*)**
Sink unit + various cupboards & on-wall gas boiler.
Stairs to:

Basement store
15'6" x 19'6" (*4.7m x 5.9m*) **302 sq ft (*28.1 sq m*)**
Meter cupboard for gas & electric meters + cloakroom with separate low level w.c. + hand basin.

Ground floor shop + kitchenette 782 sq ft (*72.6 sq m*)
Basement 302 sq ft (*28.1 sq m*)
Total 1,084 sq ft (*100.7 sq m*)

PRICE £165,000 for a share of the freehold interest, owned jointly with the owners of the basement flat and the 1st & 2nd floor flat, + a 125 year lease from 29/9/10 for the ground floor & basement at a peppercorn rent.

125 year lease from 29/9/2010 for the 1st & 2nd floor flat.
125 year lease from 30/11/2011 for the garden flat.
No ground rents are paid.

There is a management company 3B Buildings Ltd which runs the building. Costs of maintaining the exterior of the building & building insurance are divided 40% to the ground floor + basement, 35% to the 1st & 2nd floors and 25% to the garden flat. Monies are not collected in advance but on an as needed basis.

The title states the premises cannot be used as a chemist, for the frying of fish or sale of, a general clothier or outfitters, sale of footwear, an ironmongers or household supplies, nor the business of a plumber, undertaker, building contractor, decorator or further ancillary trades.

RATES Local Authority: Wealden SBR(26/27): 43.2p
Rateable value : £16,500

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.

continued

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The Property Ombudsman
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.

3. **3 Bank Buildings, Horam**

EPC The Vendor has been advised that an up to date energy performance certificate is required.

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

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