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Retail Investment With Self-Contained 3-Bed Flat

Prominent Main Road Position - 25 ft Frontage

SOIREE LOUNGE BAR

93 HIGH STREET, UCKFIELD TN22 1RJ



LOCATION

Situated a short distance from the junction of the High Street with Church Street being immediately next to the **Hutt Gallery**. This northern end of the High Street has a number of professional businesses plus a variety of estate agents and restaurants/takeaway premises. Immediately to the side of the nearby **Thai Terre** restaurant is a pedestrian walkway leading to a private car park with spaces for this shop and a free shoppers park accessed from Regency Close.

ACCOMMODATION

The premises comprise a spacious L-shaped shop trading as a wine bar with self-contained 3-bedroomed flat & patio accessed from the rear and arranged as follows:

SHOP

Front section	Max. internal width	28'	(8.5m)
	Max. depth	24'9"	(7.5m)
	Depth to pillars	18'	(5.5m)

Immediately connecting to:

Rear section	15'9" x 13' (4.8m x 4.0m)	205 sq ft (19.0 sq m)
	Access to rear patio.	



Total Possible Retail Area
827 sq ft (76.8 sq m)

From rear section, door to:

Large lobby

with sink unit having cupboards under
+ electric water heater over and
space for fridge.

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Door to:

Cloakroom with low level w.c., extractor fan & hand basin.

Ist/2nd Floor FLAT

Accessed from the rear of the property via Regency Close free shoppers car park and private car park to rear of property.

Ground Floor Small lobby with stairs to:

Ist Floor Landing. Door to hallway leading to:

Kitchen Slightly L-shaped, 12'9" x 6' (3.9m x 1.8m) + 3'9" x 3'9" (1.1m x 1.1m) with various wall & base units, sink unit with space for washing machine and cupboard with Worcester gas-fired boiler supplying central heating & hot water.

Sitting room 12'3" x 16'9" (3.7m x 5.1m) with various feature beams to south wall. Beamed archway to:

Dining area 8'9" x 10' (2.7m x 3.0m)

From sitting room, door to:

Study/Bedroom 3 6'6" x 16'9" (2.0m x 5.1m).

Rear bedroom 1 15'9" x 13' (4.8m x 4.0m) with built-in wardrobe cupboard. Archway to:

Built-in shower with electric shower + extractor fan.

2nd Floor Large landing with useful storage alcove. Doors to:

Shower room with low level w.c., pedestal hand basin + shower.

Bedroom 2 19'9" x 12'3" (6.0m x 3.7m) .

N.b. The Flat benefits from central heating with radiators.

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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed by 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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93 High Street, Uckfield



Outside

To the immediate rear of the building is a covered patio area + outside store building. There is access to a private rear car park, where 2 spaces are allocated to this property. From the private car park is a pedestrian walkway alongside Thai Terre to the High Street + access to the free shoppers car park in Regency Close.

LEASE

The whole building is let to Amira's Lounge Ltd for a term of 10 years from 29th April, 2021. The current rent is £25,000 per annum with a review due 30th April 2026. The lease is on a full repairing & insuring terms and there is a rent deposit. There is a tenant's only break clause in April 2026 with 6 months notice. There is an obligation to contribute to the maintenance of the private car park.

BUSINESS

The premises have traded as a successful wine bar. The Directors of the Company also run the restaurant, Amira's Kitchen, in Grange Road, Uckfield which is approx. 5 minutes walk away. The Directors have also recently acquired a lease on the Piltdown Man on the main A272 in Piltdown.

PRICE

£295,000 for the freehold interest subject to the existing lease (but not including freehold title to the 2 car parking spaces in the private car park at the rear merely the right to park there). This shows a return of 8.47% before purchaser's costs.

RATES

Shop N.b.

Local Authority: Wealden

Rateable value: £12,000

SBR (23/24): 49.9p

Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

Flat

Council tax band B.

VAT

VAT will not be charged on the price.

SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING

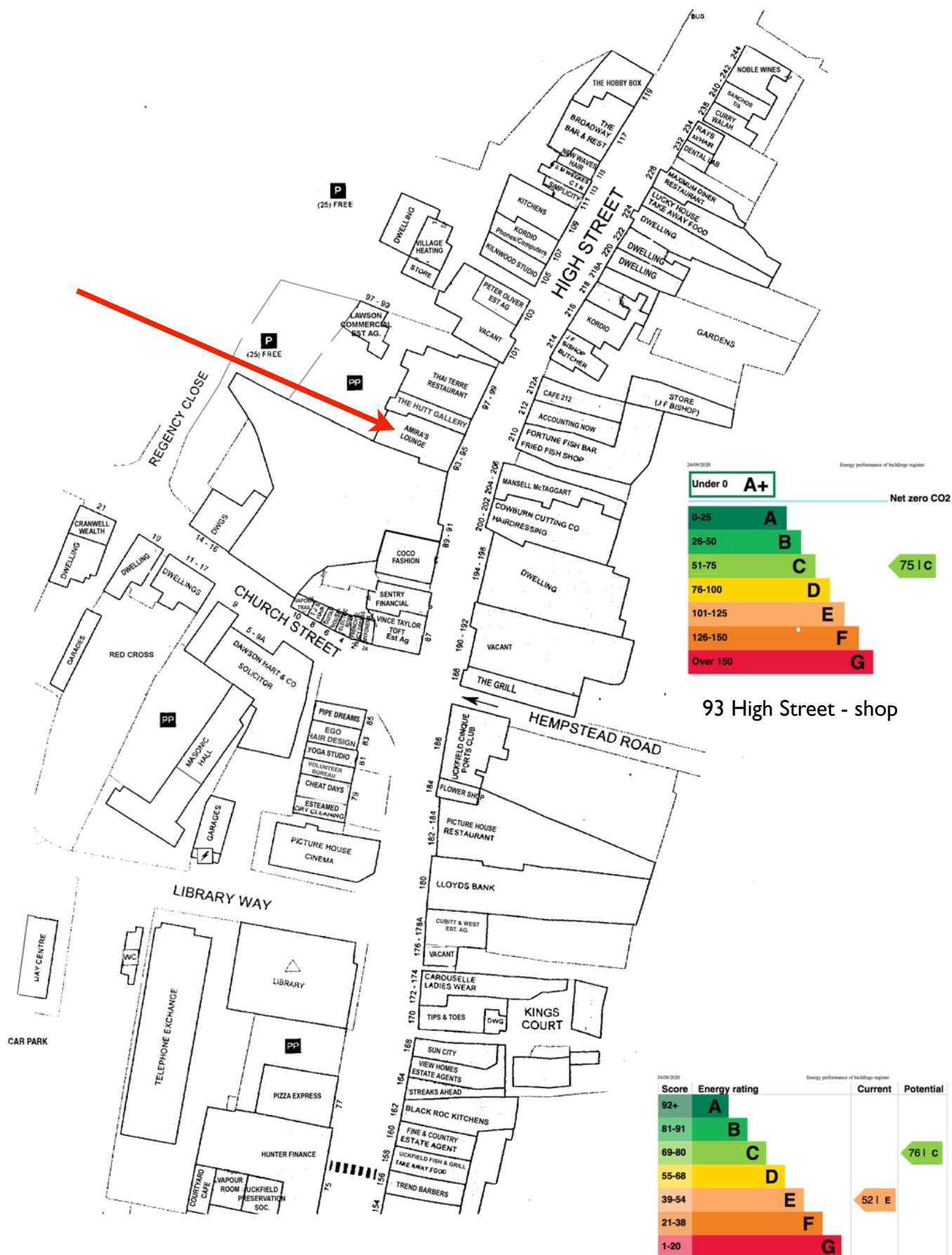
Strictly by prior appointment with sole agents, **Lawson Commercial**.

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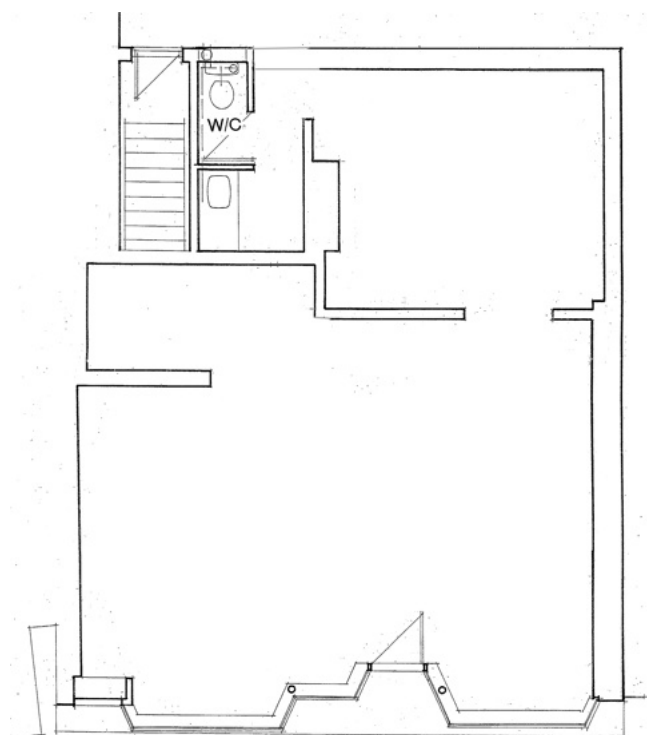
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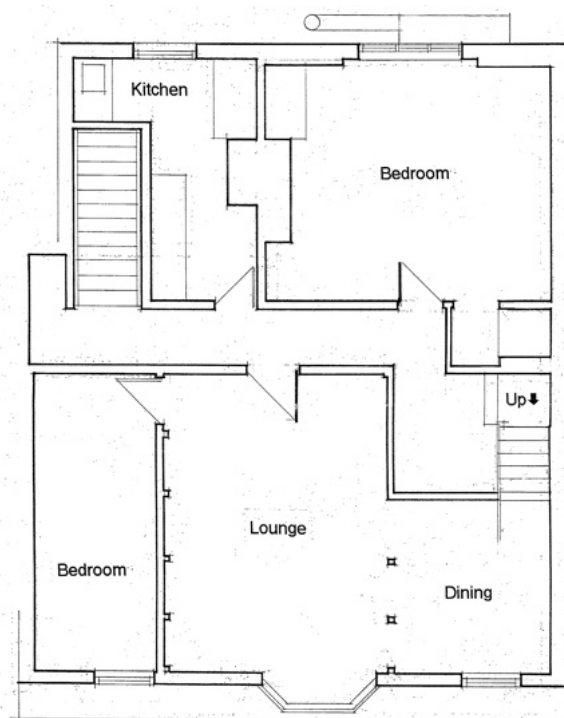
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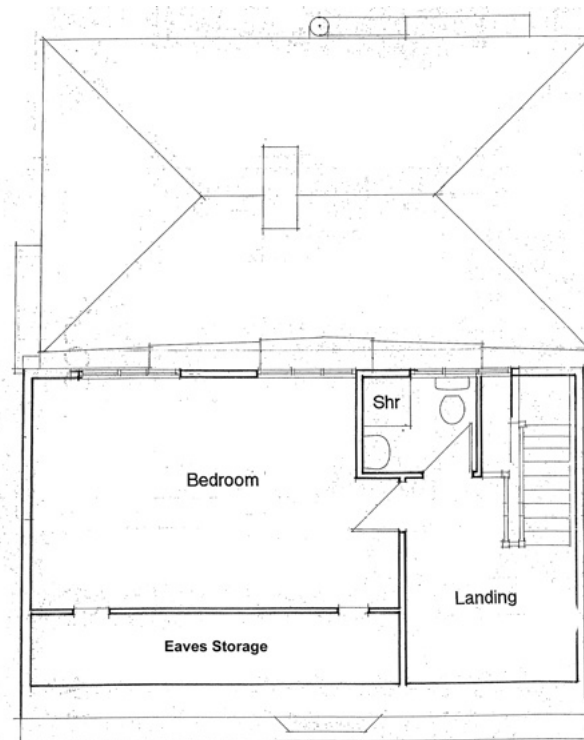
Sketch Floor Plans



Ground Floor - Shop



1st Floor - Flat



2nd Floor - Flat