Investment For Sale - £495,000

Restaurant & Flat + Shop + Self-Contained 1st/2nd Floor Offices

Total Rental Income £55,500 Per Annum - Freehold For Sale

95-99 HIGH STREET, UCKFIELD TN22 1RJ



LOCATION

This fine Grade II listed building is situated in a prominent position at the northern end of the High Street being on the west side with access to one of two free shoppers car parks. To the side of the building is a private walkway which leads to parking immediately to the rear of the property and to the first of Regency Close's two car parks. A variety of specialist traders are located at this end of the High Street including cycles, beauty, kitchens, convenience store, estate agents, accountants plus a variety of takeaways.

ACCOMMODATION

97 - 99 HIGH STREET - Thai Terre Restaurant

The premises comprise a spacious, well fitted restaurant with kitchen and basement store having a self-contained 2/3-bedroomed flat. In more detail the premises are arranged as follows:

Main restaurant

Front section

Internal width	34'9"	(*10.6m*)
Depth	29'	(*8.8m*)
	1,008 sq ft	(*93.6 sq m*)

Engineered wood flooring, spotlights, ceiling-mounted air conditioning unit, bar serving area + fire escape door to walkway.

2 steps up to:

Rear section 14'9" x 21'6" (*4.5m x 6.6m*) 317 sq ft (*29.4 sq m*)

Vaulted ceiling with natural light + doors to kitchen & cloakrooms.

Total restaurant area 1,325 sq ft (*123.1 sq m*)

continued

COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS

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Cloakrooms Quality fitted comprising males & female w.c.s with sinks + third disabled compliant w.c.

Kitchen L-shaped, 17' x 11' (*5.2m x 3.4m*) + 7' x 9'6" (*2.1m x 2.9m*) **254 sq ft (23.6 sq m)**
Door to rear car park, large cupboard 4'3" x 4'6" (*1.3m x 1.4m*) + former staff w.c. currently used for storage.

Stairs to:

Basement Overall 22'3" x 20'6" (*6.8m x 6.2m*) **456 sq ft (42.4 sq m)**
Currently used for storage.

Self-Contained Flat

With entrance from rear car park.

Ground floor Entrance hallway with understairs cupboard, radiator + stairs to 1st floor.

Cloakroom with separate w.c., hand basin & radiator.

Bedroom 1 10'6" x 15'9" (*3.2m x 4.8m*) with feature beam & radiator.

Kitchen 14'9" x 10'3" (*4.5m x 3.1m*) with wall-mounted gas-fired boiler.

1st floor Landing leading to corridor with radiator + separate store cupboard. Access to:

Bedroom 2 11' x 8'6" (*3.4m x 2.6m*) with radiator.

Bathroom with bath, pedestal hand basin & low level w.c.

Sitting room/ bedroom 3 15' x 15'6" (*4.6m x 4.7m*) with feature beams to walls & ceiling, radiator, large walk-in store cupboard 5'6" x 5'6" (*1.7m x 1.7m*).

95A HIGH STREET - Diane Hutt Gallery

Small lockup shop with basement storage.

Shop	Internal width	14'	(*4.3m*)
	Shop depth	18'9"	(*5.7m*)
	Sales area	**263 sq ft**	**(24.4 sq m)**
	Access to:		
Rear area		**approx. 96 sq ft (8.9 sq m)**	
Cloakroom	with w.c.		
Stairs to:			
Basement store	Irregular shape	**approx. 240 sq ft (22.3 sq m)**	

continued

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Accred. No.A6545

The Property Ombudsman
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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.

95 - 99 HIGH STREET, 1st & 2nd Floor Offices - Scandismile

Entrance from the High Street and comprising the following:

Ground floor Spacious entrance hallway with attractive curved staircase with carved mahogany bannister rail to upper floors. Above the staircase is a circular window providing natural light via a skylight.

1st floor

North section Landing with stairs to 2nd floor + door entry point. Doors to:

Office 1	twin aspect	319 sq ft (*29.6 sq m*)
Office 2		153 sq ft (*14.2 sq m*)

South section Lobby with access to:

Office 3	196 sq ft (*18.2 sq m*)
Office 4	83 sq ft (*7.7 sq m*)
Office 5	204 sq ft (*19.0 sq m*)
Kitchenette	22 sq ft (*2.0 sq m*)

Ladies & gents cloakroom facilities.

2nd floor Landing with glazed panel giving access to circular window & skylight.

Room 1		86 sq ft (*8.0 sq m*)
Room 2	with feature beams	418 sq ft (*38.8 sq m*)
Room 3		168 sq ft (*15.6 sq m*)

Summary of Areas

Total 1st floor office area 977 sq ft (*90.8 sq m*)

Total 2nd floor area 672 sq ft (*62.4 sq m*)

Total Overall Area 1,649 sq ft (*153.2 sq m*)

Outside To the rear of the property is a private car parking area where 2 spaces are allocated to the restaurant, 1 space to the art gallery, 4 to the offices and 1 to The Granary. There is also a bin storage area. From the private car park is access to Regency Close through a free shoppers car park.



continued

4. **95-99 High Street, Uckfield**

TENANCIES

95A High Street Shop	Hutt Art Gallery	Tenant since before 2015. 5 year lease from 26/8/26 Rent £6,000 pa.	Service charge contribution 5%
97 - 99 High Street Restaurant + Flat	Passage Property Ltd	10 year lease from 12/5/26 Rent £35,000 pa. Review & tenant only break clause at 5th year Rent deposit + guarantor.	Service charge contribution 52%
95 - 99 High Street 1st & 2nd Floor Offices	Scandismile (dentist)	15 year lease from 11/3/26. Rent £14,500 pa. Review & tenant only break clause at 5th & 10th year. Rent deposit	Service charge contribution 43%
Total actual income		**£55,500 pa**	

SERVICE CHARGE Lawson Commercial currently manage this property and operate the service charge for the maintenance of the external parts of the building. This includes roof & gutters. The tenants also contribute to the maintenance of the car park along with the occupier of 93 High Street adjoining.

RATES Local Authority: Wealden

Business Rates:

Rateable value	95A High Street - shop	£5,700
Rateable value	97 - 99 High Street - restaurant	£25,000
Rateable value	95 - 99 High Street - 1st & 2nd floor offices	£15,500
Council Tax	97 - 99 High Street - restaurant flat	Band C

PRICE Offers in the region of £495,000 for the freehold interest subject to the existing leases. This shows a return of 11.22% before purchaser's costs.

VAT VAT will 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.

EPC

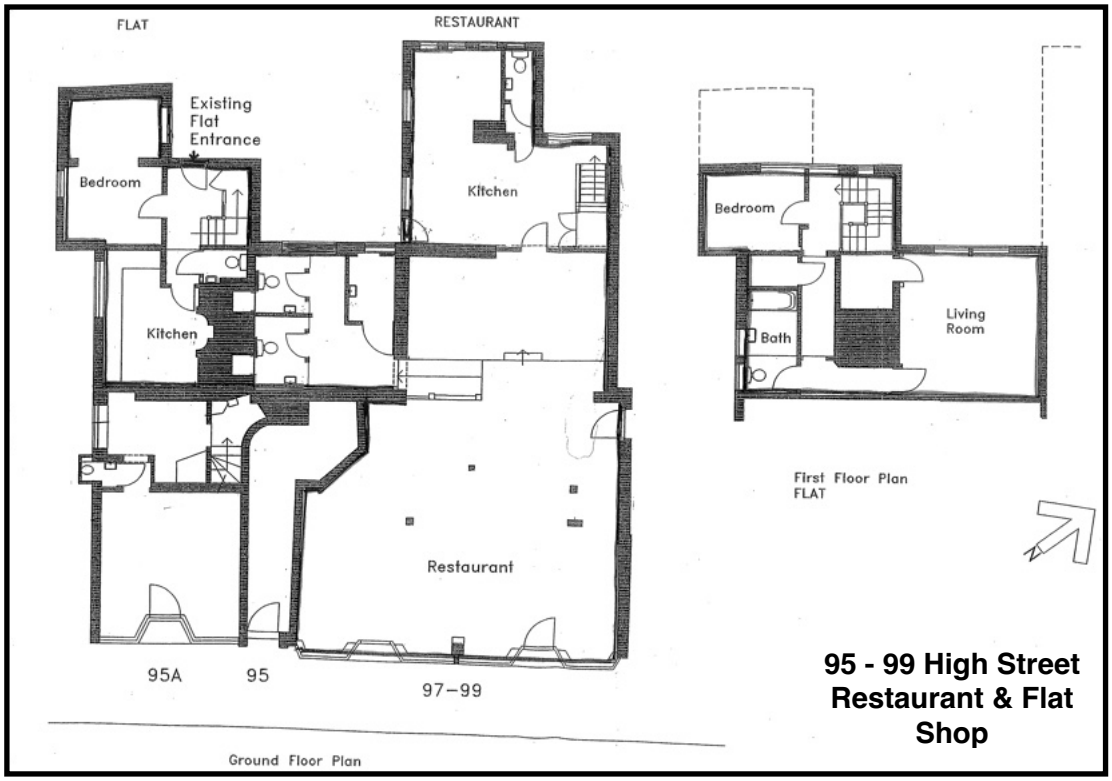
97 - 99 High Street - restaurant	Band B
95A High Street - shop	Band C
95 - 99 High Street - offices	Band D

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

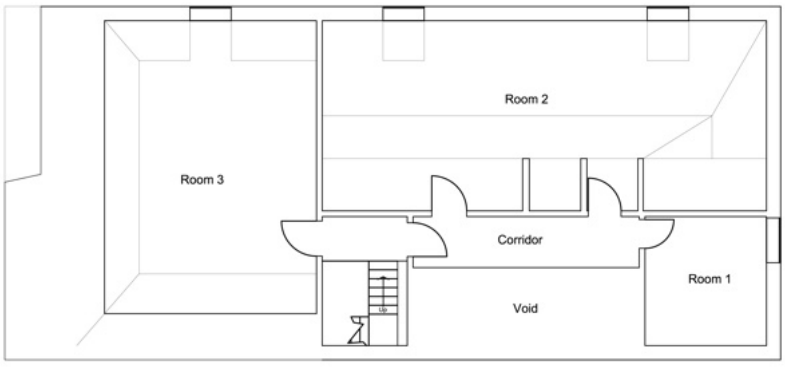
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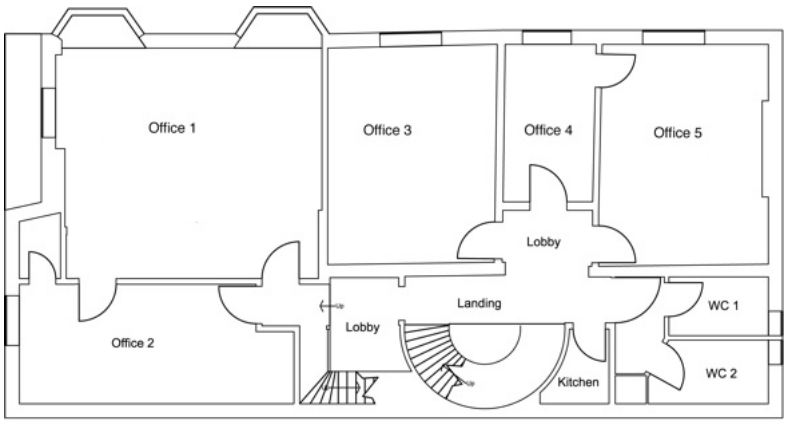
5. **95-99 High Street, Uckfield**



95 - 99 High Street
Restaurant & Flat
Shop



Second Floor Plan

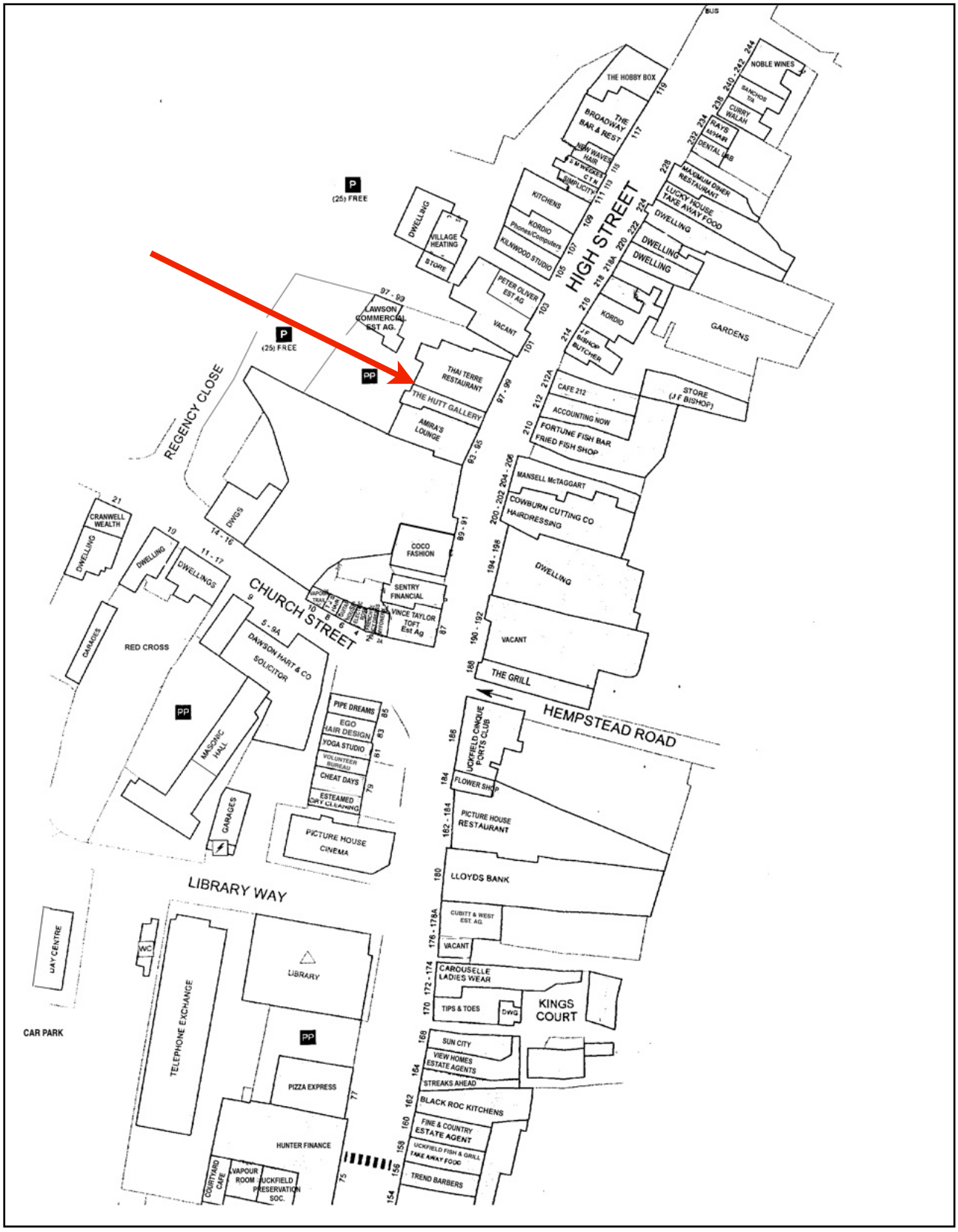


First Floor Plan

95 - 99 High Street
1st & 2nd Floor Offices

continued

6. **95-99 High Street, Uckfield**



7. **95-99 High Street, Uckfield**

