



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Mixed Use Investment For Sale

3 HOLMROOK

HAILSHAM ROAD, HEATHFIELD TN21 8AE



LOCATION

Hailsham Road is the B2203 linking Heathfield High Street/Burwash Road (A265) south to Hailsham. This particular property is immediately next to Balcombes DIY and in an area of shops between Upper Station Road and Prospect Road.

ACCOMMODATION

The premises comprise a lockup shop at the front with a spacious maisonette on ground, 1st & 2nd floors together with a garage and garden.

Shop	Internal width	19'	(5.8m)
	Depth into bay window	17'9"	(5.4m)
		337 sq ft	(31.3 sq m)
	Door to rear w.c. with hand basin.		

Maisonette	Separate access from the side of the building.		
Ground Floor	Entrance door to:		
Lobby	with stairs to upper floors. Door to:		
Dining room	11'6" 10'6" (3.5m x 3.2m)		
	Twin aspect. Door to"		
Kitchen	8' x 11'9" (2.4m x 3.6m)		
	Well fitted with various units. Door to garden/patio.		
1st Floor	Landing.		
Rear bedroom/ study	11'9" x 8' (3.6m x 2.4m)		
Sitting room	11'6" x 11'9" (3.5m x 3.6m)		

continued

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

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

■
Fax
01825 76 11 44

■
Email
info@lawsoncommercial.co.uk



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

2. 3 Holmrook, Heathfield

Bathroom	with bath, pedestal hand basin, low level w.c. + walk-in shower.
Cupboard	with tank + Gloworm gas boiler providing central heating & hot water.
Rear bedroom	10'9" x 11'9" (3.3m x 3.6m)

2nd Floor

Rear bedroom 7'9" x 13' (2.4m x 4.0m) + 11'6" x 6'3" (3.5m x 1.9m)
Slightly L-shaped with skylights.

Front bedroom 15'6" x 9'6" (4.7m x 2.9m)
Door to ensuite bathroom with power shower, low level w.c. + hand basin.

N.b. The residential accommodation benefits from uPVC double glazed windows.

Outside

To the rear of the property is a garden laid to lawn with shrubs. There is a separate driveway to the side of the building leading to a single garage with up-and-over door.



TERMS

Shop Let as a barbers for 2 years from 1 November 2025 at a rent of £7,280 pa. on an internal repairing lease.. There is a review on the anniversary of the lease which is index-linked based on RPI.

Service charge There is a service charge provision. The shop tenant is responsible for a fair proportion of maintenance of the structure and party walls and 25% of building insurance excluding the shopfront. The shop tenant is also responsible for 10% of the water rates.

Maisonette In good decorative order. It is considered that it could command a rent in the region of £1,900 - £2,000 per calendar month - an annual rent of £22,800 - £24,000.

Total Property Rental Potential £30,000 pa.
excluding an allowance for repairs & maintenance

continued



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.

3.

3 Holmrook, Heathfield



PRICE £319,000 for the freehold interest subject to the lease for the shop and with vacant possession of the maisonette. This would show a return of 9.43% before purchaser's costs and maintenance/repairs.

RATES Local Authority: Wealden

Business rates Rateable value : £5,400 SBR(26/27): 43.2p

N.b. 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.

Council Tax Band A.

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.

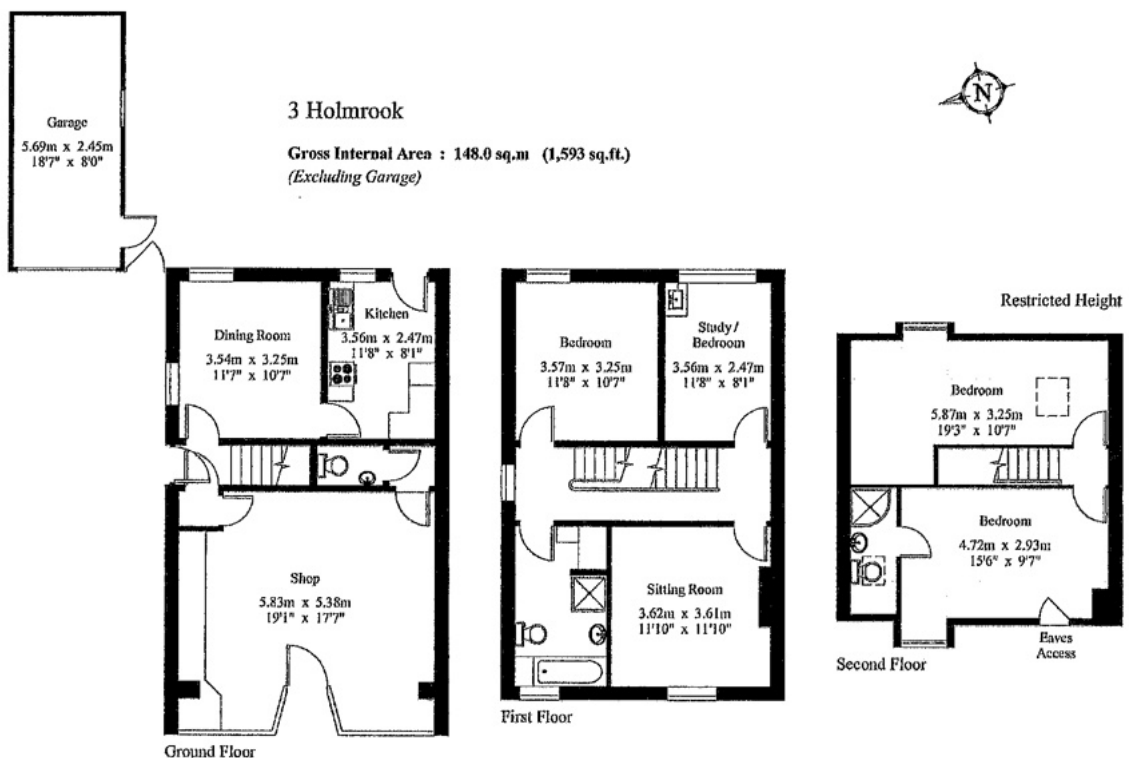
EPC

Shop Energy performance certificate Band B (46).

Maisonette Energy performance certificate Band E (45).

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

262105



4.

3 Holmrook, Heathfield

