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LOCATION

Situated in a prominent position only a few yards from the junction of station Road and Station Approach. The land at the rear adjoins the free shoppers car park accessed from Station Road alongside Tesco Express. Other businesses in the vicinity include Taylors Fish Bar, , whole foods, dry cleaning, nail bar, beauty and a Sainsburys which is in Station Road.

ACCOMMODATION

The premises comprise two interconnecting shops of single storey construction with a large rear area arranged as follows:

continued

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



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2. Pet Store, Station Approach, Heathfield

Righthand Unit

Shop	Internal width	20'6"	(6.3m)
	Shop depth	36'6"	(11.1m)
		748 sq ft	(69.5 sq m)
	Height to ceiling	10'9"	(3.3m)
	Strip lighting.		

Within this area is:

Rear store/kitchen/w.c

10' x 12'9"	3.1m x 3.9m)	128 sq ft (11.9 sq m)
Connecting doorway to:		

Lefthand Unit

Shop	Internal width	20'9"	(6.3m)
	Total shop depth	36'	(11.0m)
		747 sq ft	(69.4 sq m)

Separate door to Station Approach currently blocked off.

Within this area is a rear lobby leading to 2 former w.c.s. + a small store area.

Outside

To the rear of the property is an area of land, 51' wide x ~80' from the rear of the building (15.5m x 24.4m) - 4,200 sq ft (390 sq m).



This adjoins the free shoppers car park at the rear.

Total Gross Internal Area
1,495 sq ft (138.9 sq m)

Development Potential

The current frontage of the building is 48' (14.6m) but according to Title Plans the property frontage should be 51' (15.6m) so there is apparently a strip of 3' (0.9m) to the lefthand side of the building running towards the White Feather funeral directors at the rear of the property.

It is considered that the site lends itself to further development, either demolition of the existing retail premises with replacement with a larger store with possibly flats on 1st & 2nd floors. Alternatively a more comprehensive development could be with parking and further flat development/houses. Such development would be subject to planning consent,

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. Pet Store, Station Approach, Heathfield



PRICE £295,000 for the freehold interest with vacant possession upon completion.

Alternatively New 5 year lease on a normal full repairing & insuring basis without automatic rights of renewal at a rent of £20,000 pa exclusive of rates.

RATES Local Authority: Wealden SBR(26/27): 43.2p
Rateable value : £16,750

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 The Vendor has been advised that an new energy performance certificate may be required.

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

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