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Shop + 3 Bedroomed Flat - Freehold For Sale
Spacious Retail Premises - Frontage 37'6"
MOUNTFIELDS, HIGH STREET
CROSS-IN-HAND, Nr. HEATHFIELD TN21 0SR



LOCATION

Situated in a very prominent position at the junction of the B2102 Blackboys road with Back Lane and the A265 Tunbridge Wells/Heathfield road. Adjoining the premises is a large furniture showroom occupied by **David Salmon Furniture**. Other businesses in the vicinity include funeral directors, **netMAGmedia**, **Groombridge Motorcycles** and a bakery.

ACCOMMODATION

The premises comprise a large shop having the benefit of a 3-bedroomed flat with garden which is approached via a private driveway from Back Lane. In more detail the premises are arranged as follows:

Shop	Frontage to main road	37'6"	(11.4m)
	Small return widow to Back Lane	6'	(1.8m)
	Max. shop depth	42'6"	(13.0m)
	Min. shop depth	22'	(6.7m)
	Usable retail area	960 sq ft	(89.2 sq m)

Feature beams with painted timber ceiling.

Display plinth just inside the shopfront 3'6" (1.1m) wide.

Doorway to;

Kitchen	9' x 9' (2.7m x 2.7m)	81 sq ft	(7.5 sq m)
	Sink unit. Doorway to:		



Lobby

with fire escape to garden, leading to:

Cloakroom

with separate w.c. + hand basin.

From shop, trap door leading to:

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

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continued



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2. Mountfields, Cross-in-Hand

Large cellar Not inspected but we are informed that this contains a drainage gully.

A short distance down Back Lane is a private driveway leading to a number of properties. This driveway is included in the Title of the Sale. There is a gate leading to a garden laid as lawn with an entrance door + stairs leading to the Flat.



FLAT

Landing Radiators + store cupboard. Access to:

Rear bedroom 1 10'9" x 11' (3.3m x 3.4m) with radiator.

Shower room Pedestal hand basin + shower unit.

Kitchen 8'9" x 10'3" (2.7m x 3.1m) with wall-mounted gas boiler, oven unit, electric hob & sink unit. Door to:

Dining area 15'3" x 9' (4.6m x 2.7m) with radiator. Leading to:

Sitting room 12'6" x 15'3" (3.8m x 4.6m) with radiator and stairs to 2nd floor.

Bedroom 2 10'6" x 13'6" (3.2m x 4.1m) with radiator.



2nd Floor Bedroom 3

Maximum width 7'3" x 27'9" (2.2m x 8.5m). 2 radiators.

The Flat benefits from double glazed uPVC windows throughout. There are various smoke detectors throughout, the flat having previously been let, but it is currently vacant. We are informed that the roof was retiled approximately 5 years ago.

PRICE £350,000 for the freehold interest. This will include in the Title the area of driveway from Back Lane. Others have rights of access across this.

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. Mountfields, Cross-in-Hand



RATES

Local Authority: Wealden

Non-domestic N.b.

Rateable value : £7,200

SBR (20/21): 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.

Council Tax

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.

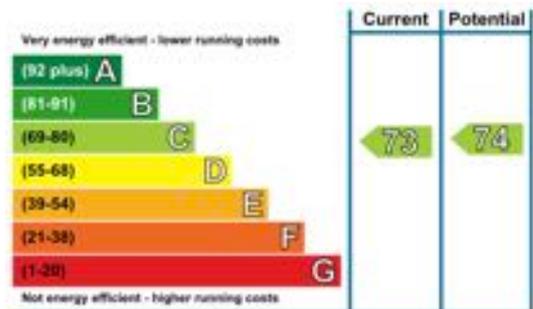
EPC

The landlord has been advised that a new energy performance certificate is required for the Shop.

VIEWING

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

202010



Flat

