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SURVEYORS

High Street, Battle

A Virtual Freehold Lock Up Shop Premises

Price £59,950

Description:

Meridian Property are delighted to offer this grade 2 listed unusual opportunity to acquire this virtual freehold lock up shop premises situated on the busy Battle High Street with good levels of foot traffic. Other local businesses include Costa Coffee, Holland & Barrett, CO-OP, Boots Pharmacy and a variety of restaurants and pubs. The property benefits from a 'virtual freehold' with a remaining lease term of 966 years.

Location: Located on the A271 in the busy High Street of the Historic Village of Battle in the heart of 1066 country on. Battle High Street offers high levels of foot traffic and boasts an array of other local shops, restaurants and pubs etc.

Accommodation:

Ground floor shop premises approx. 180sqft
Kitchen/store/WC approx. 57sqft

Term:

The premises are held under a lease with approximately 966 years remaining at a fixed ground rent of £75 per annum. Any purchaser will be responsible for a proportion of outgoings.

Amenities:

Shop Frontage Approx. 8ft
High Levels of Foot Traffic
Kitchen/Store Area
Toilet Facilities
966 Years Remaining on the Lease

Possession:

Immediate upon completion of legal formalities.

Rates:

The rateable value is £5000.
Small business rate relief may be available.

VAT:

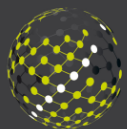
All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

Viewing:

Strictly by appointment through the agents, Meridian Property.



	Sq ft	Sq m
TOTAL APPROX:	180	16.7



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Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.