

Bank investment with upper parts, car park and garage with potential - for sale.

46 High Street, Heathfield, East Sussex. TN21 8HT



Location

Situated in an extremely prominent position on the north side of this busy thriving High Street and on the roundabout junction with Station Road having an elevation to Cherwell Road. Other businesses close by include The Original Factory shop, Tesco Express, Sainsburys, Waitrose, food take-away's, Estate Agents, Solicitors, hair dressers etc.

Accommodation

The premises comprise a detached, corner, character building let to Barclays Bank PLC who have sub-let the first floor and part of the car park. They benefit from a private car park to the rear accessed from Cherwell Road together with a single lock up garage also accessed from Cherwell Road. In more detail the premises are arranged as follows:

Door and opening to covered inner lobby with door to banking hall and further door providing access to first floor suite.

Banking hall overall	51.1 sq m (552 sq ft)
Rear offices, kitchen/restroom	124.4 sq m (1340 sq ft)
Strong room	41.7 sq m (444 sq ft)
Garage	16.8 sq m (181 sq ft)

1st floor suite overall 124.8 sq m (1342 sq ft)



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Terms

The premises are let for a term expiring February 2023 to Barclays Bank PLC at a rent of £31,500pa who in turn sub-let the first floor suite to the company Compass Services (UK) Limited for a term expiring 31 December 2021 at a rent of £10,500pa. The sublease is excluded from the renewal provisions of the Landlord and Tenant Act 1954. Offered for sale freehold, subject to the above tenancies.

Price

£595,000

Business Rates (rateable value)

£21,500 (No. 46 High Street)

£11,250 (No. 46a High Street)

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: www.tax.service.gov.uk/business-rates-find/search

VAT

We are advised the vendors haven't elected for VAT, therefore VAT isn't charged on the rent currently and won't be charged on the freehold sale.

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order.



Energy performance certificate (EPC)

Energy rating: **C**

Valid until: 31 May 2021 | Certificate number: 2016-0153-4563-4563

Property type: A1/A2 Retail and Financial/Professional services
 Total floor area: 423 square metres

Rules on letting this property: Properties can be let if they have an energy rating from A+ to E. If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

Energy efficiency rating for this property: This property's current energy rating is C.

Energy performance scale (EPC) and energy certificate (EPC) chart:

Under 0	A+	Net zero CO2
1-10	A	
11-15	B	
16-20	C	65 C
21-25	D	
26-30	E	
31-35	F	
36-50	G	

Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others: Properties similar to this one could have ratings: If newly built: 25 | A; If typical of the existing stock: 73 | C.

Breakdown of this property's energy performance: Main heating fuel: Natural Gas; Building environment: Heating and Natural Ventilation.