

FREEHOLD SHOP FOR SALE

34 High Street, Hurstpierpoint, BN6 9RG

LOCATION:

The subject property is located in the picturesque village of Hurstpierpoint in mid Sussex to the north of the City of Brighton and Hove. The premises are situated towards the north west of the High Street close to the junction with Cuckfield Road and Brighton Road. Nearby occupiers include Morley's Bistro, Hartleys off-licence, Loyds Pharmacy, The New Inn, Nurpur and The Fig Tree.

DESCRIPTION:

An attractive 2 storey property with vacant ground floor shop and maisonette over sold off by way of a 999 year lease with a peppercorn ground rent. The property benefits from further basement storage & a small yard. There is a right of way through the lobby to the residential property above 36 High Street.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	10'9"	3.32 m
Gross Frontage	14'6"	4.45 m
Depth	49'5"	15.1 m
Max Width	10'0"	3.0 m
Ground Floor Shop	362 sq ft	33.63 sq m
Basement	126 sq ft	11.71 sq m
Small Yard		

FREEHOLD:

Offers are invited in the region of £130,000 for the benefit of the freehold interest with vacant possession of the ground floor and subject to the long leasehold of the 1st floor maisonette. Alternatively our client would consider granting a long leasehold interest of the ground floor shop if preferable for 150 years.



RATES:

Rateable Value: £10,250 UBR 48.0p (April 2018/2019).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No: 0197-2690-0530-0800-1803

The energy efficiency rating for this property is B 49.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

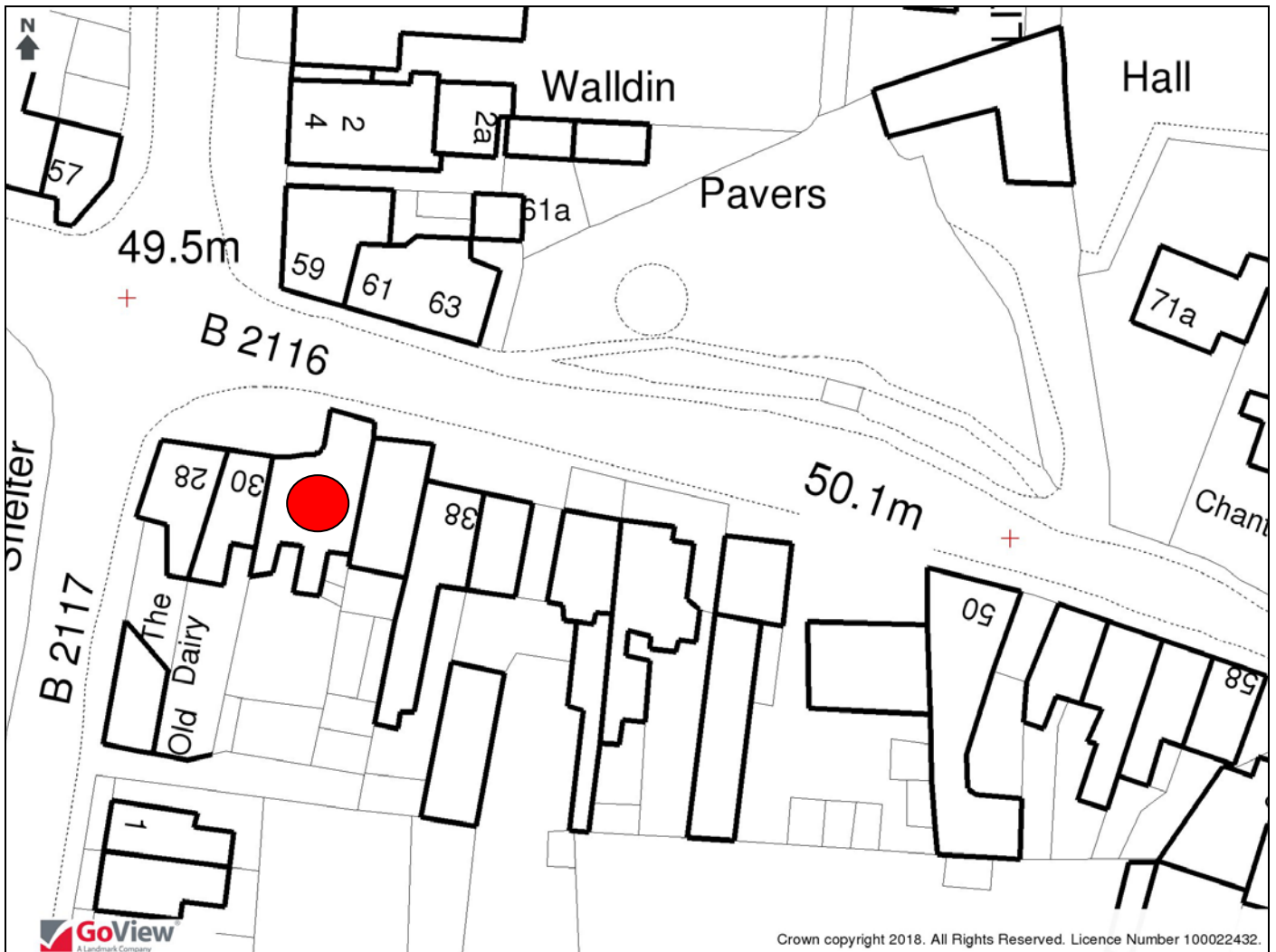
LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

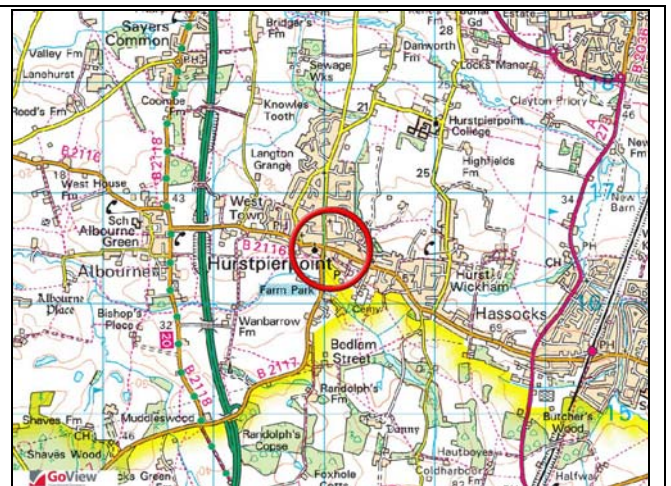
VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

34 High Street, Hurstpierpoint, West Sussex, BN6 9RG



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