



FOR SALE BY PRIVATE TREATY

**2 Station Approach
Heathfield
East Sussex
TN21 8LG**

Freehold restaurant premises with residential accommodation

In a central town location

Approximately 231.7m² (2,494ft²)

Guide Price: Offers in Excess of £340,000

LOCATION

The property is situated in the centre of the thriving town of Heathfield with its extensive day-to-day amenities and facilities.

The villages of Broad Oak and Horam are situated approximately one and a half miles to the east and two and a half miles to the south respectively.

The property is currently vacant and is adjacent to the Curry Inn and Metalsmiths. Other nearby businesses include: Taylors Fish Bar; Pilio; Sainsburys; and Tesco.

There is on street parking immediately in front of the premises and also a free public carpark approximately 50 yards to the north.



DESCRIPTION

The property comprises an end of terrace three storey building of brick construction beneath slate, tile and mineralised felt flat roofs.

Internally, the accommodation comprises a Restaurant and Bar Area on the Ground Floor with a Kitchen, Ancillary Storage and WCs on the First Floor and residential accommodation on the Second Floor comprising three double Bedrooms and a Family Bathroom.

To the rear of the property is a paved patio area with access to the free public car park to the north of the property.

The property has the following benefits:

- Frontage on to Station Approach
- Central location with free parking nearby
- Air conditioning in the restaurant area
- Rear garden

SERVICES

Mains electricity, gas, water and drainage. The restaurant area also as the benefit of air conditioning (not checked or tested).

EPC RATING

Band E

BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

ACCOMMODATION

Please refer to the attached floor plan.

TENURE

The freehold property contained in title number ESX326335 is offered for sale by private treaty with vacant possession upon completion.

LOCAL AUTHORITY

Wealden District Council.

BUSINESS RATES

The rateable value (RV) for the property is shown on the Valuation Office website as follows:

Restaurant and Premises: £8,400

The small business rates multiplier for the year 2020/21 is 49.9 pence in the pound making the total rates payable £4,191.60. *

**This figure may be reduced if the occupier is able to benefit from small business rates relief.*

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices or rents are exclusive of value added tax (vat). Purchasers and tenants should satisfy themselves independently as to vat in respect of any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and address of purchasers.

AGENTS NOTES

We have prepared these particulars as a general guide. None of the statements contained within these particulars relating to the property should be relied upon as statements of fact. Measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

PLANS

The plans provided by the Agents are for identification purposes and the Purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

VIEWING

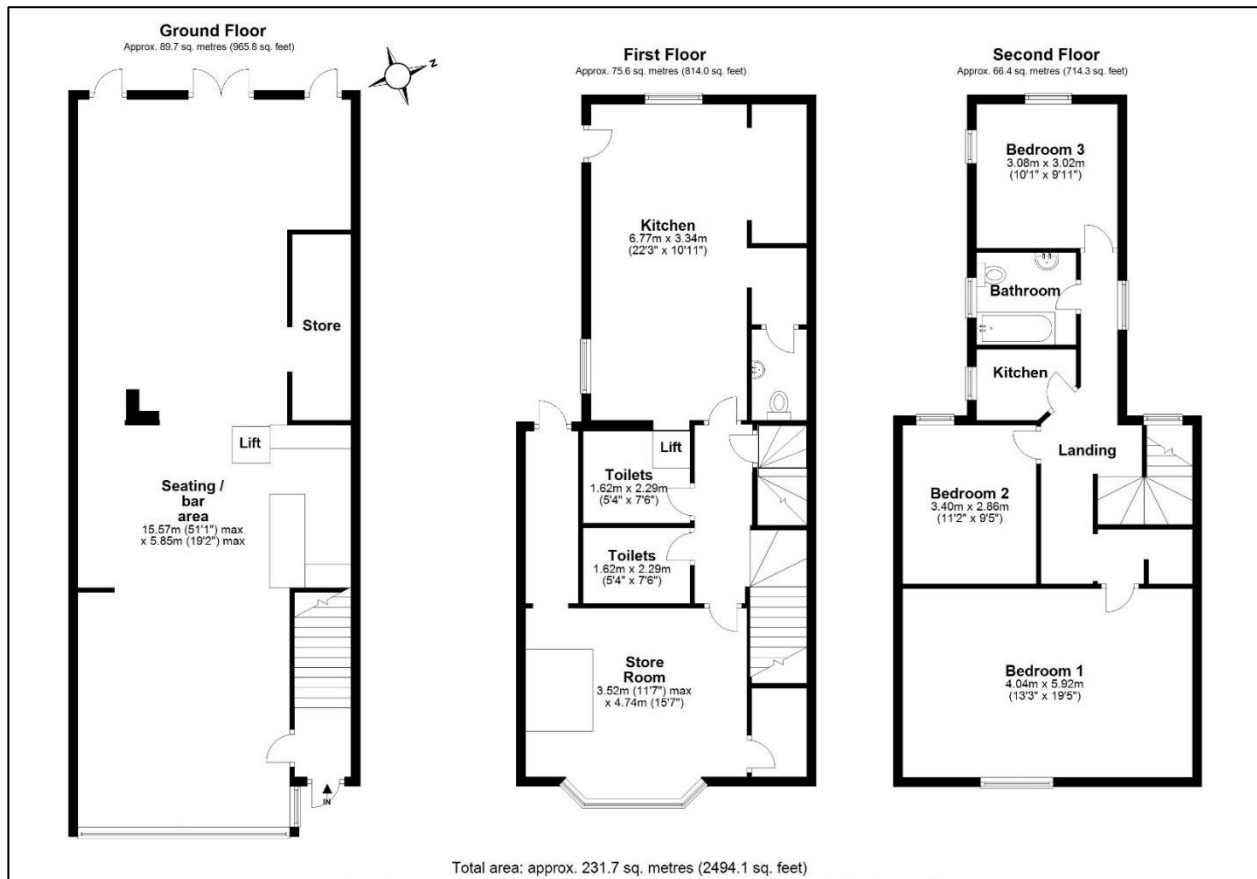
The vendor and their agents do not accept any responsibility for accidents or personal injury as a result of viewing whether accompanied or not.

Viewings are strictly by appointment only with the vendor's Agents.

BTF Partnership

Mark Henty
01435 864455

FLOOR PLAN



BOUNDARY PLAN (Not to Scale)

