Oldfield Smith & Co.
Chartered Surveyors

For Sale



58-62 High Street & Flats 1&2, 3c

Cherwell Road, Heathfield, TN21 8JT

Town Centre Investment Opportunity comprising 2 High Street shops, both let, stores and 8 flats all sold on long leases. Offered at £850,000

- Mixed fully let investment opportunity
- Town centre, High Street position
- Representing a healthy return
- Potential for redevelopment subject to obtaining any necessary consents

15,000 sq ft
(1,393.55 sq m)

58-62 High Street & Flats 1&2, 3c, Cherwell Road, Heathfield, TN21 8JT

Summary

Available Size	15,000 sq ft
Price	Offers in the region of £850,000
Business Rates	Upon Enquiry
EPC Rating	C







Description

The premises comprise 2 High Street retail units over ground and first floor together with 6 flats at second floor and 2 further flats adjacent. Both shops are let on normal commercial leases and flats sold on long leaseholds.

58 – 60 High Street, Heathfield. comprising retail premises let to Trading 4U Limited with a guarantor. The property is arranged over ground and first floor and comprising in excess of 10,000 sq ft of retail space let at £77,000pa for a term that expired in February 2026. This rent is reversionary. Further information regarding this tenant can be found at their website: www.trading4u.co.uk

Warehouse premises, rear of 58 – 60 High Street, Heathfield. Let to Trading 4U Limited comprising ground floor storage and let in connection with the above tenancy at £1,000pa. This rent is highly reversionary.

62 High Street, Heathfield. This part of the premises became vacant in September 2026 and is on the market with a quoting rent of £17,500 pax.

Heathfield Heights, 58 – 62 High Street, Heathfield. Comprising 6 flats at second floor sold on a single long leasehold interest of 999 years from August 2014 to Heathfield property Management Limited. Each flat is then sold on a long leasehold interest of 999 years less 3 days to individuals. Each flat pays a ground rent of £100pa currently, subject to a fixed review throughout the term.

Flat 1, 3c Cherwell Road, Heathfield sold on a 125 year lease from November 2017, the tenant paying a ground rent of £100pa subject to review throughout the term.
Flat 2, 3c Cherwell Road, Heathfield sold on a 125 year lease from November 2017, the tenant paying a ground rent of £100pa subject to review throughout the term.

Income from commercial lettings, assuming £17,500 is achieved on 62 equates to £95,500pa. Income from residential part £800.00pa | Total income currently £96,300pa

Offered for sale freehold subject to the leases above, offers sought in the region of £850,000 representing a return of 11.33% before purchasers costs.

It is considered there is potential to redevelop part of the commercial space (first floor) to create further residential accommodation subject to obtaining possession and any necessary consents. The freeholders have had preliminary plans prepared but these have not been submitted for approval.

Location

The premises are located in a central position in Heathfield High Street and comprise one of the largest independent retail units in the town together with a second High Street shop, a store facility, 2 flats at ground floor accessed from Cherwell Road.

Viewing & Further Information



Alex Roberts
01825 762 222 | 07795 212 798
alex@oldfield-smith.co.uk

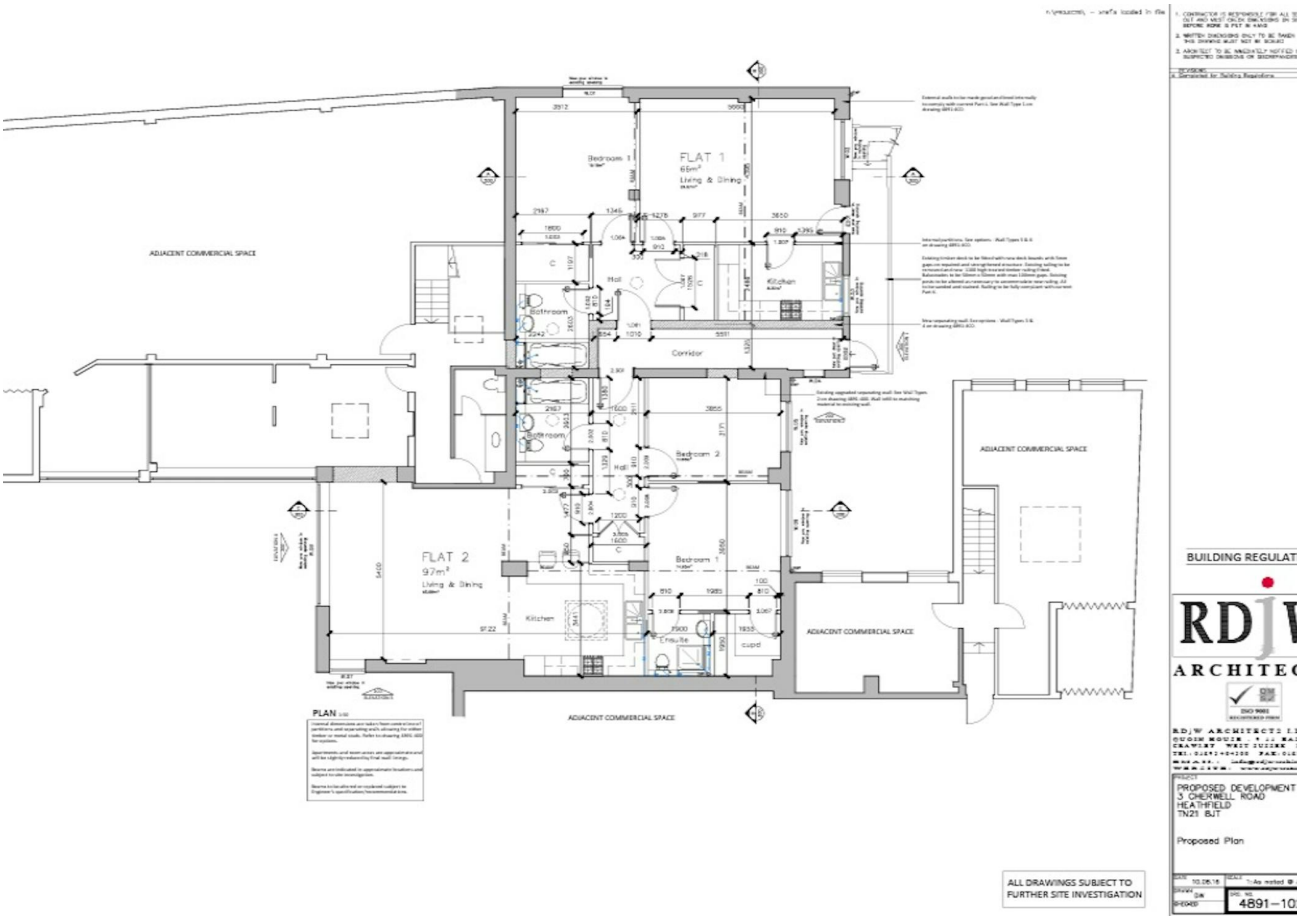


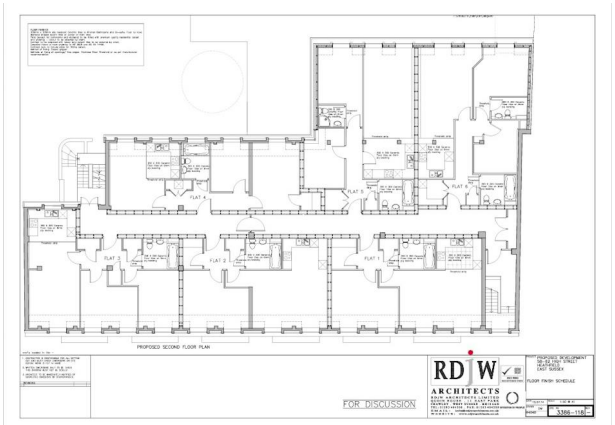
Hannah Murphy
01825 762222
hannahm@oldfield-smith.co.uk

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TRADING
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FLAT 1
65m²
Living & Dining
Bedroom 1
Kitchen
Bathroom
Hall
Corridor
FLAT 2
97m²
Living & Dining
Kitchen
Bedroom 2
Bedroom 1
Bathroom
Hall
Cupboard
ADJACENT COMMERCIAL SPACE
ADJACENT COMMERCIAL SPACE
ADJACENT COMMERCIAL SPACE
ADJACENT COMMERCIAL SPACE
PLAN
BUILDING REGULAT
RDJW
ARCHITE
PROPOSED DEVELOPMENT
3 CHERWELL ROAD
HEATHFIELD
TN21 8JT
Proposed Plan
ALL DRAWINGS SUBJECT TO
FURTHER SITE INVESTIGATION
4891–10


PROPOSED SECOND FLOOR PLAN
RDJW
ARCHITECTS
FOR DISCUSSION


RDJW
ARCHITECTS