



2 High Street

Battle, TN33 0AE

**Character restaurant
investment opportunity -
Battle High Street
Offers sought in the region
of £400,000**

86.50 sq m
(931.08 sq ft)

- Historic town centre location next to Battle Abbey
- Investment opportunity with potential for rental growth
- Tourist attraction
- Car parking close-by

2 High Street, Battle, TN33 0AE

Summary

Available Size	86.50 sq m
Price	£400,000
Rateable Value	£11,500
EPC Rating	B

Description

The premises comprise a well fitted restaurant and kitchens over three floors with the benefit of external space to both the front and rear used for additional seating. The building is Grade II listed. It has a long history as a restaurant premises. In more detail the premises are arranged as follows:

Ground floor restaurant overall 49.1 sq m (527 sq ft) character space having feature beams, inglenook fireplace, part panelled walls and timber floor.

First floor overall 22.6 sq m (239 sq ft) well fitted kitchen plus store area fitted with air conditioning and extraction.

Second floor overall 14.8 sq m (159 sq ft) arranged as open plan office.

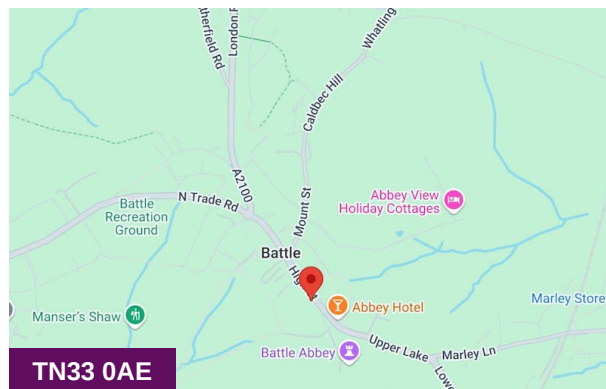
The premises are held under the terms of a normal fully repairing and insuring lease for a period of 10 years from 2018 at a rent of £27,000pa . The tenant has indicated they wish to either renew their lease on expiry, having invested heavily in the premises, or alternatively would consider a surrender of their current lease with grant of a new 10 year term at a commencement rent of £30,000pa.

The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 i.e. any buyer can obtain vacant possession from the existing lease expiry and occupy the premises themselves.

Offered for sale freehold subject to the current lease, offers sought in the region of £400,000.

Location

The premises occupy an extremely prominent position in Battle High Street next to Battle Abbey, a major tourist attraction. The town is well known for his historical connections attracting a large numbers of visitors and tourists. There is a wide range of specialists shops in the town together with national outlets including a Coop store, Boots chemists and Costa Coffee.



Viewing & Further Information



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