



Tandridge House

High Street, Mayfield, TN20 6AL

**Character grade II listed
retail investment in popular
Sussex village for sale -
Mayfield**

949 sq ft
(88.16 sq m)

- Character listed property
- Historic village location
- Flat over available by way of separate negotiation
- Now reduced to £160,000 subject to the commercial lease and long leasehold interest in the residential part

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Summary

Available Size	949 sq ft
Rateable Value	£10,000
EPC Rating	D

Description

The premises comprise a character but modern shop/office with rear office, stores, kitchen and cloakroom to the ground floor. There is a 3 bedroom flat over available by way of separate negotiation – please refer to separate listing.

Shop

Overall 61.2 sq m (661 sq ft) fitted ceiling mounted air conditioning unit, wall heaters, feature beams, part laminate part carpet flooring, ceiling spot lights.

Office/store overall 8.4 sq m (93 sq ft).

Kitchen/rest room 11.2 sq m (119 sq ft) fitted with base and wall units plus stainless steel sink unit, door to outside.

Cloakroom fitted with low level wc and wash hand basin

Office/store overall 7.2 sq m (76 sq ft)

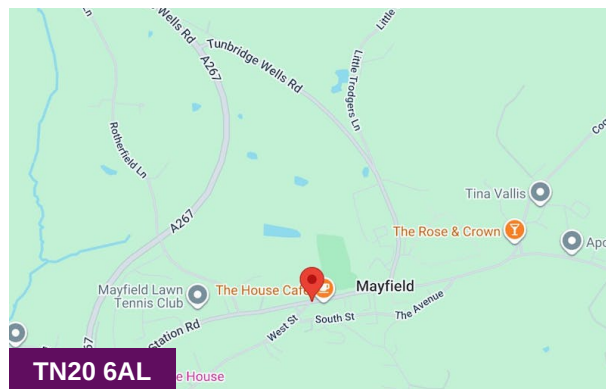
Total overall area 88.0 sq m (949 sq ft)

The premises are let to a specialist sewing business trading under the name of Sew inspired. They are let for a term of 6 years from November 2021, expiring November 2027. The rent as from 1 July has been set at £13,000pa.

Freehold for sale, offers sought in the region of £175,000 now reduced to £160,000 subject to the commercial letting and long leasehold interest in the above flat representing a return of approximately 7.4% now 8.1% before purchasers costs and any ground rent from the flat taken into consideration.

Location

The premises occupy a prominent High Street position in this historic Sussex village. They adjoin Mayfield and Five Ashes Parish Council offices and are opposite South Cliff dental. Other businesses in the immediate area include a public house, Estate Agents, pharmacy as well as many specialists trades.



Viewing & Further Information



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