

Campbell's Estate Agents
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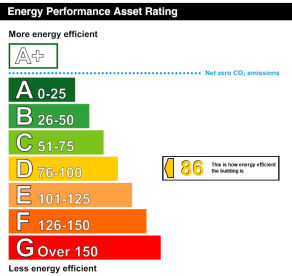
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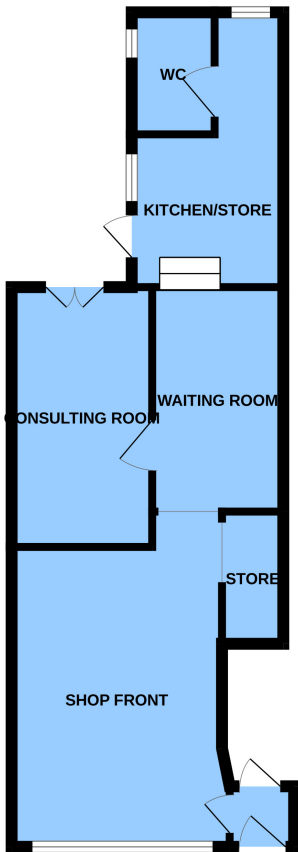
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GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025



28 Mount Street, Battle, East Sussex TN33 0EG

rent per annum £5,750

Set within a short stroll of the historic High Street this wide shop front extends to approximately 450 sq.ft. and is located on the ground floor of this period property comprising of a retail area, waiting area and consultancy room with WC and kitchen.

Wide Shop Front

Just off the High Street

WC and Kitchen

Retail Area, Consultancy Room, Waiting Area

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Description

Set just off the High Street is this wide shop front in a convenient trading position close to the towns main carpark. The premises will be newly painted and provides a large shop front, consultancy room/office, waiting room, kitchen and wc. Available from 7th October.

Directions

Travelling north on Battle High Street, turn right onto Mount Street. Shortly after the entrance to the carpark on the right hand side the property will be seen on the right hand side, immediately adjacent to the opticians.

What3Words: ///yield.vine.mock

THE ACCOMMODATION

With approximate room dimensions comprises:

SHOP FRONT

10' 5" x 14' 10" (3.17m x 4.52m) With large storage recess, leading through to

WAITING ROOM

10' 10" x 6' 7" (3.30m x 2.01m) With door to rear.

OFFICE/CONSULTANCY ROOM

12' 4" x 6' 6" (3.76m x 1.98m) With window to rear (currently boarded up).

KITCHEN AREA

L-shaped 8' 11" x 7' 5" (2.72m x 2.26m) plus 6' 0" x 2' 5" (1.83m x 0.74m) Door to outside, fitted shelving, sink unit. Wall mounted gas boiler.

WC

5' 6" x 4' 4" (1.68m x 1.32m) Fitted with a low level wc and wash hand basin.

LEASE

Flexible terms are available on a new insuring and repairing lease subject to a 33% of the total outgoings on the building.

Note: The lessee will be responsible for maintaining the shop front.

Rateable Value: Currently £3850 as of 1st April 2023. Small business relief may apply.

LEGAL FEES

The incoming lessee will be responsible for the seller's legal fees up to £750 plus VAT.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

