Campbell's Estate Agents 74 High Street, Battle, East Sussex TN33 0AG *tel*: 01424 774774 *email:* info@campbellsproperty.co.uk



www.campbellsproperty.co.uk

68 This is how energy efficient the building is

your local independent estate agent

www.campbellsproperty.co.uk



### 55 High Street, Robertsbridge, East Sussex TN32 5AN oieo £125,000 freehold

A charming Grade II listed freehold investment property, recently refurbished and set in the heart of the village, close to the mainline station and currently let to a long term tenant on a full insuring and repairing basis. Potential for conversion to residential use, subject to planning permission.

Grade II Listed Freehold	Three Floors
Excellent Investment	Long Standing Tenant £7000 per
Opportunity	annum



BASEMENT 93 sg.ft. (8.6 sg.m.) approx

Energy Performance Asset Rating

More energy effi A+ A 0-25 B 26-50



GROUND FLOOR 331 sg.ft. (30.7 sg.m.) appro



1ST FLOOR 216 sg.ft, (20.1 sg.m.) appro



2ND FLOOR 190 sq.ft. (17.7 sq.m.)

TOTAL FLOOR AREA : 830 sq.ft. (77.1 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 titems 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 Meropix 62025



## Campbell's your local independent estate agent

Basement Store Popular Village Location Close to Amenities and Station Residential Potential Campbell's Estate Agents 74 High Street, Battle, East Sussex TN33 0AG tel: 01424 774774 *email:* info@campbellsproperty.co.uk

# Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

#### www.campbellsproperty.co.uk

#### Description

#### PROMINENT INVESTMENT OPPORTUNITY. An

attractive attached freehold investment property that retains character and charm having recently been the subject of significant investment to upgrade the fabric of the building. The property is now presented in excellent order and is located in the centre of the sought after village, just a short walk from the mainline station. Currently let to a long established estate agency on a full repairing and insuring basis with an income of £7,000 per annum. The accommodation is laid out over three floors and comprises of three well proportioned offices, a kitchen and wc as well as a useful basement/storage area. The building offers a wealth of period charm with many exposed timbers. IN 1989 A PLANNING PERMISSION WAS GRANTED FOR **REVERSION TO RESIDENTIAL and continued use** as an estate agency and it is thought the whole may offer potential for conversion to residential/holiday accommodation, subject to any necessary consent. We would be pleased to give an opinion as to the likely value if the property were to be converted into a residence and the likely conversion costs. The current full insuring and repairing lease expires 26th June 2027.

#### Directions

From Battle High Street proceed in a northerly direction on the A2100 London Road to the Johns Cross roundabout. Take the first turning onto the A21 and proceed along turning left signposted Robertsbridge. Proceed down the hill into the High Street and the property will be found along on the left hand side.

What3Words:///broadcast.apple.softest

#### THE ACCOMMODATION

with approximate room dimensions is approached via external steps, with a display cabinet, to

#### FRONT OFFICE

28' 5" x 1 1' 4" (8.67m x 3.46m) a dual aspect fully served office with a period fireplace (not in use), large storage cupboard, panel heater, exposed ceiling and wall timbers and a door through to a



**REAR CORRIDOR** with steps down to a fire escape access only.

#### WC

fitted with a white wc and wash hand basin.

#### **KITCHEN**

6' 5" x 3' 11" (1.95m x 1.2m) with window to side and fitted with a range of base mounted kitchen cabinets incorporating cupboards and drawers with a working surface and a stainless steel sink.



FIRST FLOOR LANDING

### OFFICE

17' 9" x 11' 4" (5.4m x 3.46m) with large understairs storage cupboard, electric panel heater.



#### SECOND FLOOR

#### PARTIALLY VAULTED OFFICE

 $11'10'' \times 10'10'' (3.6m \times 3.3m)$  with eaves storage, window to side, panel heater.

#### LOCATION PLAN



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.