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# Campbell's

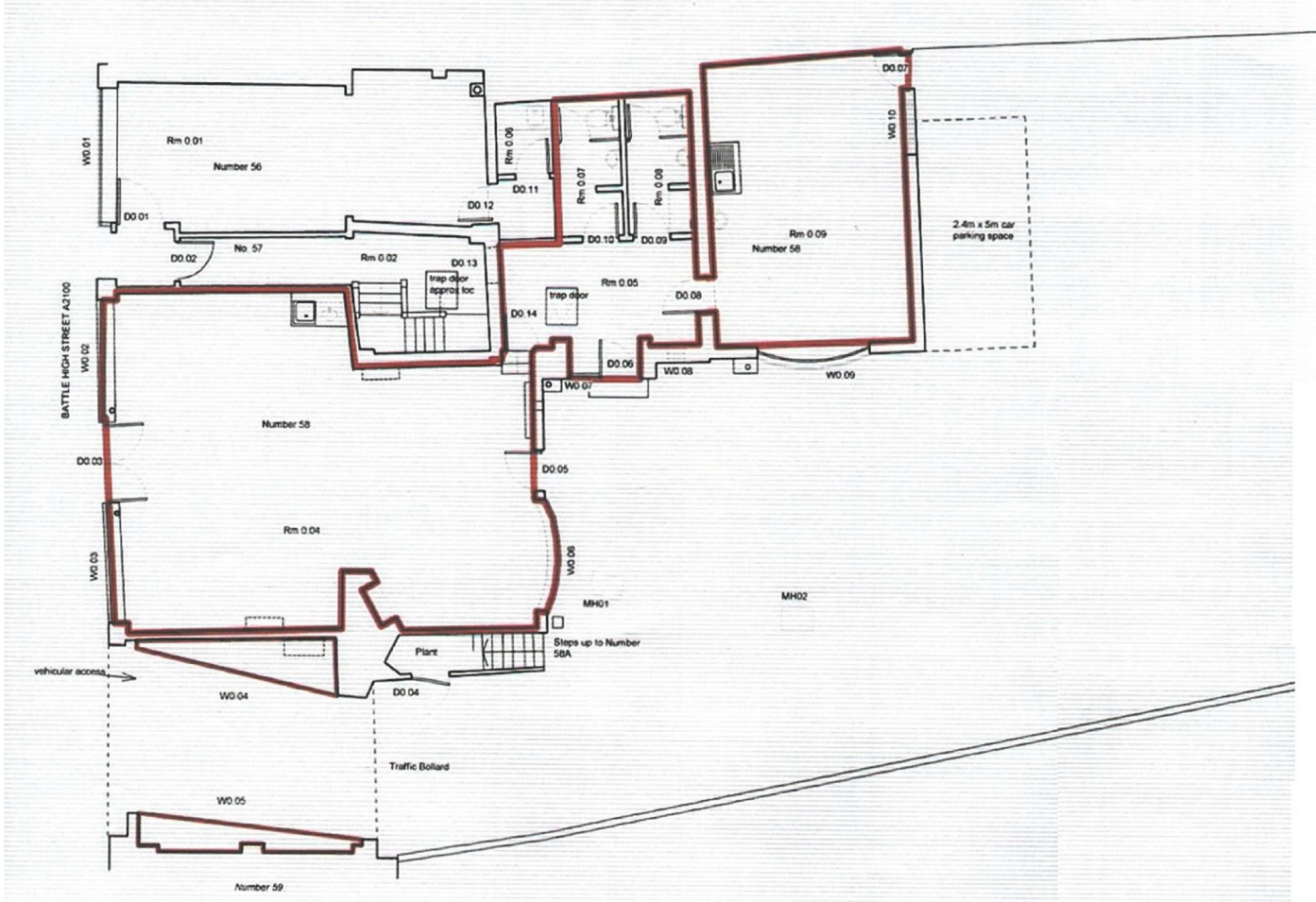
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58 High Street, Battle, East Sussex TN33 0EN

rent per annum £22,000

A prime Grade II listed double fronted shop/restaurant set in the heart of the historic High Street with an impressive 23' shop window and a large retail/seating area, suitable for up to 26 covers. There is a kitchen, store room and an allocated parking space.

- A3 Use
- Centre of the High Street
- Circa 1100 sq.ft.
- Close to Battle Abbey
- Prime Trading Location
- 2 Parking Spaces
- Grade II Listed



## Description

This prime shop/restaurant unit has an impressive 23' shop front and a 31' x 24' retail/seating area, suitable for approximately 26 covers, having recently traded as a successful butchers and delicatessen/café with planning permission for kitchen extractor units at the front and rear of the premises.

The main shop front has an awning over the front window and quarry tiled floors throughout. There is an air conditioning unit and a window and glazed door leading to two parking spaces at the rear. There is also an additional storage area and wc.

The premises offers approximately 1127 sq.ft. and is set within an attractive Grade II listed building that is located in the centre of the historic high street and just a short walk from Battle Abbey and the town's main car park.

The shop also benefits from a large additional display/marketing window that adjoins the pavement.

## Directions

From our office in Battle High Street proceed on foot in a northerly direction and the property will be found on your right.

**THE ACCOMMODATION** with approximate room dimensions is approached via a **GLAZED DOOR** and **DOUBLE GLAZED SHOP FRONT** to:

## GROUND FLOOR

### RETAIL/SEATING AREA

31' x 24' 2" (9.45m x 7.37m) narrowing to 19' 8" with quarry tile flooring throughout the whole area and further window and glazed door to rear. Connecting door to



### REAR STORE ROOM

14' 9" x 10' 0" (4.50m x 3.05m) with further glazed window to parking at the rear.



### CLOAKROOM

including a cupboard housing the water tank, sink unit and partitioned wc area.

## KITCHEN

19' 8" x 15' (5.99m x 4.57m) with window and glazed door.



## NOTE

The fixtures and fittings within the premises are not included within the lease.

## LEASE DETAILS

A new lease is available - terms to be agreed.

Rent - £24,000 inclusive of maintenance but exclusive of insurance.

Insurance approx. £1,104 per annum.

Rateable Value - £17,250 (payable £8,607 per annum).

## NOTE

The images are historic and more recently the premises has traded as a butchers.



**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.