

Campbell's Estate Agents  
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6 High Street, Battle, East Sussex TN33 0AE **offers invited £550,000 freehold**

OFFERS INVITED for this imposing Grade II listed freehold commercial property located in the centre of the historic High Street fronting the village green and adjacent to Battle Abbey, providing office accommodation laid out over three floors. **DUE TO BUSINESS RELOCATION.**

Grade II Listed  
Vacant Possession

Commercial Property  
Offers Invited

Freehold

Central Location

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## Description

OFFERS INVITIED for this attractive Grade II listed freehold property is thought to date back to 1830 with a later Edwardian facade and presenting large windows looking out onto the High Street. The property is located adjacent to Battle Abbey and fronting the town green. The accommodation is laid out over three floors and provides a large reception area with three ground floor offices and a strong room, there is also a cellar below. To the first and second floors are 6 additional offices as well as a kitchenette and wc facilities.

The property is thought to offer potential for continued office use or a change of use to residential use, subject to any necessary consent.

NOTE: We are advised the property will be sold with vacant possession due to relocation.

NOTE: The property has a flying freehold over the driveway into Kennards Yard. Applicants should be aware the property has no parking or outside space although parking is available in the locality.

## Directions

From our office in proceed on foot towards the Abbey, crossing over the road and the property will be found along on the right hand side.

## THE ACCOMMODATION COMPRISES

Panelled door to

## RECEPTION

18' 1" x 11' 8" (5.51m x 3.56m) having a dual aspect and connecting door to

## FRONT OFFICE

18' 1" x 13' 0" (5.51m x 3.96m) with two windows to front, fireplace (not in use and boarded up). Door through to

## STRONG ROOM

8' 10" x 6' 4" (2.69m x 1.93m)

## INNER HALLWAY

with stairs rising to first floor landing and access to cellar, understairs storage cupboard.

## KITCHENETTE

7' 5" x 3' 10" (2.26m x 1.17m) with obscured window to side and fitted with a butler sink, a working surface, space for fridge.

## MEETING ROOM

15' 1" x 11' 5" (4.60m x 3.48m) large cupboard with panelled door and additional cupboards.



## BACK OFFICE

15' 2" x 9' 2" (4.62m x 2.79m) with dual aspect, door to side, fireplace (not in use).

## FIRST FLOOR LANDING

with window to rear, stairs rising to second floor, eye level storage.

## OFFICE

18' 2" x 11' 5" (5.54m x 3.48m) with window to front, feature fireplace (not in use), connecting doors to

## OFFICE

14' 3" x 12' 0" (4.34m x 3.66m) also accessed from the landing, with two windows to front, feature fireplace (not in use).

## STOREROOM

7' 8" x 5' 10" (2.34m x 1.78m) with window to rear.

## OFFICE

12' 5" x 10' 0" (3.78m x 3.05m) with window to rear, fireplace (not in use) with painted mantel.

## OFFICE

12' 7" x 9' 5" (3.84m x 2.87m) with window to front.

## SECOND FLOOR OFFICE

13' 0" x 12' 4" (3.96m x 3.76m) with window to rear.

## OFFICE

9' 6" x 8' 10" (2.90m x 2.69m) with window to front.

## OFFICE

15' 9" x 14' 2" (4.80m x 4.32m) with window to front.

## OUTSIDE

To the rear of the property is access to a storage cupboard.



**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.