

Crane & Co



Price Guide

£550,000 - £575,000

1 North Street, Hailsham, East Sussex BN27 1DQ

 2 Bedroom  2 Bathroom  7 Reception

 01323 440678

 sales@craneandco.co.uk

1 North Street, Hailsham, East Sussex BN27 1DQ

Price Guide
£550,000 - £575,000
Freehold

 2 Bedroom  2 Bathroom  7 Reception

PRICE GUIDE £550,000 - £575,000

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at craneandco.co.uk (ALL PROVIDED FREE FOR ALL OUR SELLERS)

Rare investment opportunity! This attractive and imposing building situated in Hailsham town centre consists of a hall floor commercial premises with basement and two 1 bedroom flats on the first floor. All 3 units are generating a combined nett income of £34,200 per annum. Additionally, there are 2 single garages which could generate a further income as well as use of a shared car park at the rear of the building. The commercial part of the building has D1 usage. The sale includes the freehold of the building as well as the leasehold of the 2 flats which are both currently let on assured short hold tenancy agreements. There are approximately 4 years remaining on lease agreement with the chiropractor however this could potentially be ended sooner with negotiation/prior agreement.

Main Features

- Commercial Premises with 2 x 1 Bedroom Flats
- Town Centre Location
- Nett Income of £34,200 Per Annum.
- 2 Garages

Room Sizes

Ground Floor:

Entrance Hallway

Reception Area - 16' 4" x 15' 11"

Treatment Room 2 - 14' 11" x 10' 3"

Treatment Room 3 - 12' 11" x 11' 7"

Treatment Room 4 - 15' 7" x 6' 1"

Treatment Room 1 - 22' 0" x 10' 4"

Cloakroom

Flat 1:

Kitchen/Living Room - 20' 3" x 14' 11"

Bedroom - 14' 3" x 12' 4"

En Suite Shower Room

Flat 2:

Living Room - 18' 3" x 15' 8"

Kitchen - 10' 1" x 9' 10"

Bedroom - 16' 8" x 11' 2"

En Suite Shower Room

Outside:

Garage

Garage

Crane & Co

1 North Street, Hailsham, East Sussex BN27 1DQ

 01323 440678  sales@craneandco.co.uk  craneandco.co.uk

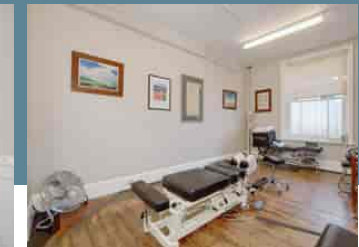
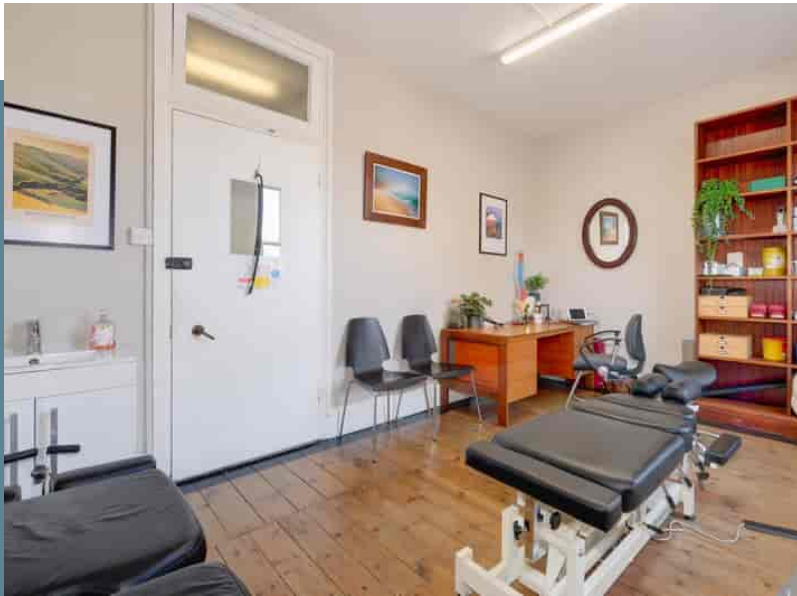
1 North Street, Hailsham, East Sussex BN27 1DQ

Price Guide
£550,000 - £575,000

Freehold

 2 Bedroom  2 Bathroom  7 Reception

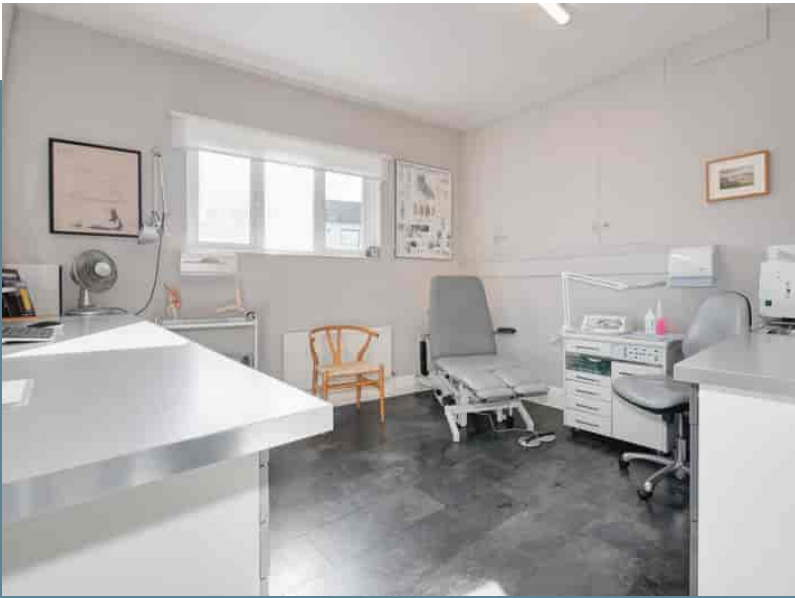




Crane & Co

1 North Street, Hailsham, East Sussex BN27 1DQ

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk



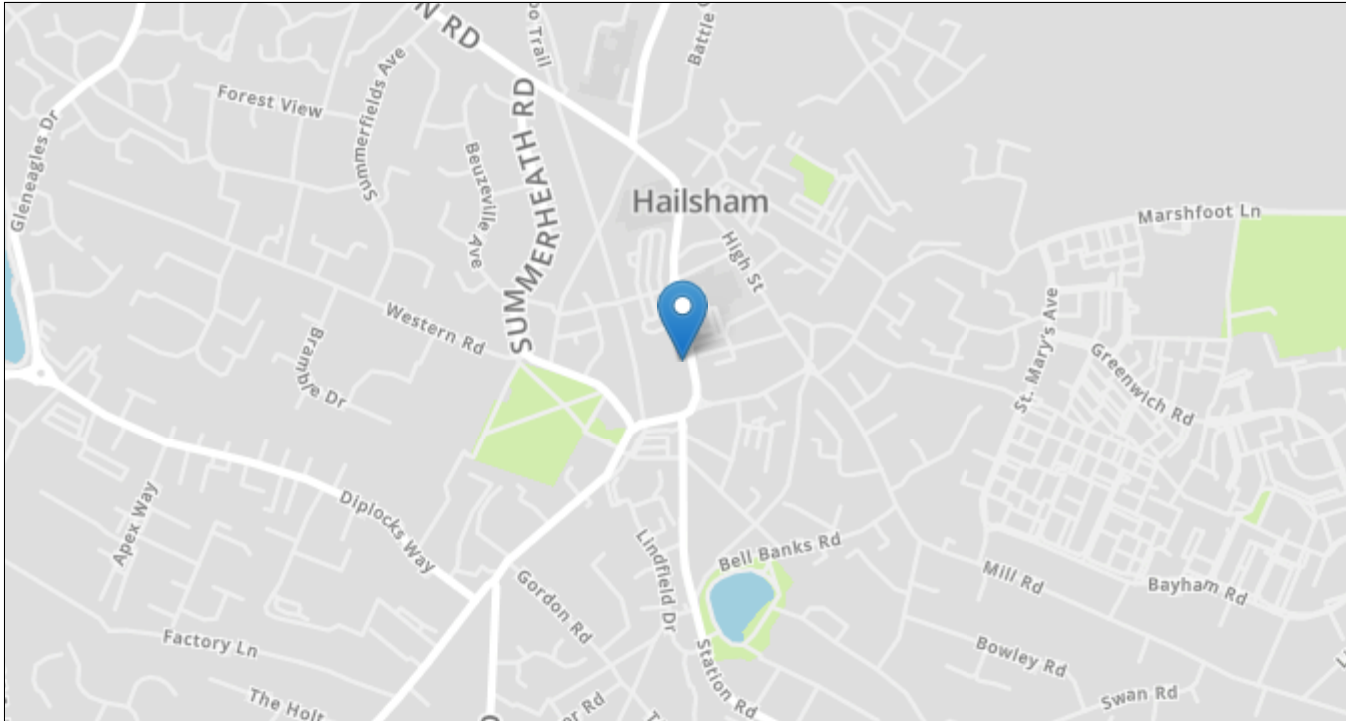
Crane & Co

1 North Street, Hailsham, East Sussex BN27 1DQ

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk

1 North Street, Hailsham, East Sussex BN27 1DQ

 2 Bedroom
  2 Bathroom
  7 Reception



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Price Guide

£550,000 - £575,000

Freehold

Crane & Co

Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.