



Eardley Hall
High Street, Henfield, West Sussex BN5 9DA

FOR SALE

RETAIL INVESTMENT

Self contained ground floor retail unit
Total size 77.30 sq m (832 sq ft)

Key Features:

- Located in Henfield village centre on the A281
- Centrally located near to Budgens, and a public car park
- Commercial Unit is Let at £12,000 per annum
- An additional £600 per annum received via ground rent
- Guide price - £174,500





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Location

The property is situated on the western side of Henfield High Street fronting a pedestrian crossing. The market town of Henfield is located at the intersection of the A281 (Brighton Road) and A2037 (Shoreham Road) approximately 11 miles north west of Brighton, 12 miles south east of Haywards Heath and 13 miles south of Horsham. The nearest mainline railway station is located at Hassocks, approximately 5 miles to the east, and Gatwick Airport is located approximately 16 miles to the north east. Brighton and London are accessible via the A23/M23.

Accommodation

The property comprises a three storey corner building located on the High Street.

The property is arranged as 3 self-contained flats that have been sold on long leases and a lock up commercial unit with the following approximate size.

Ground floor retail unit	832 sq ft	77.30 sq m
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EPC

We understand the property to have an EPC rating of B(46).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Tenure

The commercial unit is let by way of a 10-year lease dated 21.09.2018 paying £12,000 per annum.

There is a 5 year rent review (23.09.2023) and the lease is inside the 1954 act.

The landlord holds a 6 month rent deposit.

The 3 flats have been sold on long leases but pay £200 each per annum by way of ground rents.

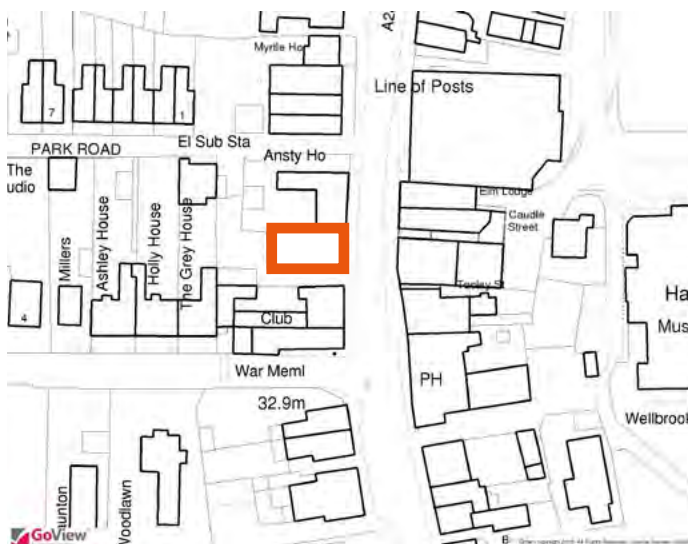
Terms

Offers are invited in the region of £174,500.

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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September 2021



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