

**The Homely Maid, 2 High Street, Hailsham, East Sussex, BN27 1BJ**  
**£215,000**



**RETAIL INVESTMENT**  
**Prime High Street Cafe Premises**  
**with Accommodation Above**

The property is situated in the rapidly expanding market town of Hailsham. The premises are located at the end of the High Street in a good secondary pitch, and are only a short walk from the Quintins and Vicarage Field Shopping Centres, with Asda and Waitrose being the anchor tenants. Other occupiers in the immediate vicinity include Millies, Fox & Sons, Chapter 12 Wine Bar, Truffles, Iceland and Nat West bank.

## The Homely Maid, 2 High Street, Hailsham, East Sussex, BN27 1BJ

The property comprises a period Grade II Listed building constructed over two floors within the Hailsham conservation area. Externally the property has rough rendered elevations under a pitched original clay tile roof. There is a small rear yard and rear access. To the front the property is accessed by two entrance doors with direct access into the premises.

Internally the property has some exposed beams and open fireplaces which are clearly original features and due to the age of the building ceilings are low which provides character for the current restaurant/sandwich bar use.

The first floor is accessed via an internal staircase and provides a large one bedroom flat occupied by the current tenant.

The property is let on a 10 year fully repairing and insuring lease from 27th November 2013 at a current rental of £13,000 which we consider reversionary to a minimum of £15,000.

### ACCOMMODATION

The premises provide the following accommodation:

#### GROUND FLOOR:

##### Sandwich Bar Area

107 sq ft (9.94 sq m)

##### Restaurant Area 1

112 sq ft (10.40 sq m)

##### Restaurant Area 2

164 sq ft (15.23 sq m)

##### Kitchen

224 sq ft (20.80 sq m)

##### Rear Store

64 sq ft (5.94 sq m)

#### FIRST FLOOR:

##### Large Open Landing/Study Area

##### Living Room

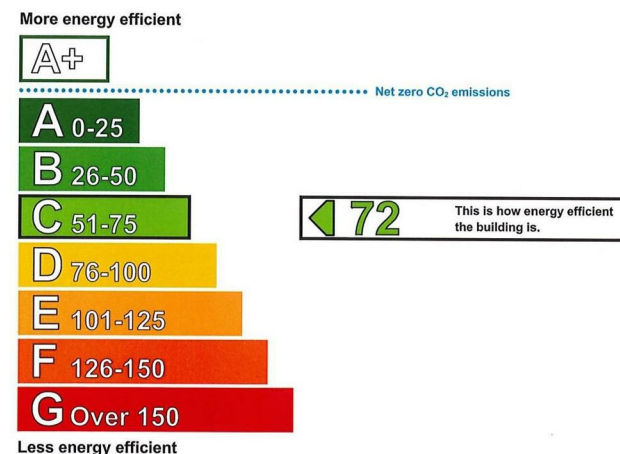
##### Double Bedroom

##### Dressing Room/Store

(Accessed only through bedroom)

##### Bathroom/WC

### EPC



### Tenure

Freehold subject to existing lease

### Price

£215,000 Freehold, subject to the existing tenancy agreement representing a net initial yield of 5.75% (after costs of 5%) and a reversionary yield of approximately 6.2%.

### Rateable Value

£7,000 (subject to transitional relief or charges that may be applicable)

### Council Tax

Council Tax A

### Legal Costs

Each party is to be responsible for their own legal costs

### Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

### VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

### Viewing

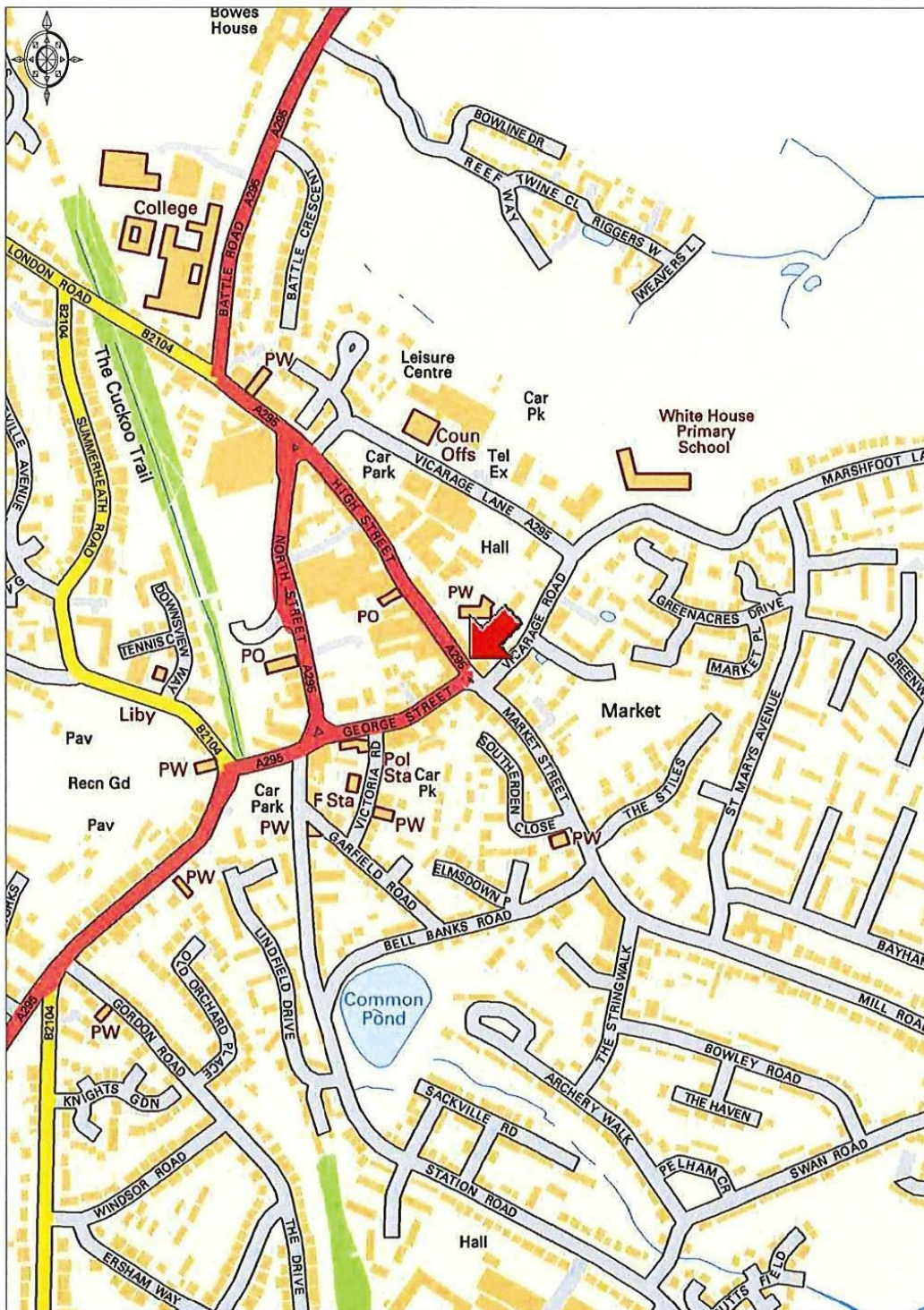
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**Promap**  
LANDMARK INFORMATION GROUP

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Please Note: Ross & Co prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).