



**110 HIGH STREET, HURSTPIERPOINT, WEST SUSSEX, BN6 9PX  
UNIT ADJOINING STEPS**

- **LONG LEASE OF RETAIL PREMISES FOR SALE**
- **955 YEARS UNEXPIRED**
- **OFFERS IN THE REGION OF £85,000**
- **POTENTIAL FOR OFFICE USE SUBJECT TO ANY NECESSARY PLANNING PERMISSION**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property is located towards the east end of the High Street. Multiple retailers located nearby include the Co-op Convenience Store, the Post Office, Lloyds Pharmacy and Truffles Bakery as well as a diverse selection of independent retailers.

Hurstpierpoint is located 8 miles north of Brighton close to the A/M23. Gatwick Airport is within easy driving distance. In addition the village benefits from regular rail services to London, Brighton and the South coast via Hassocks Station, being 2 miles distant.

## Description

The property comprises part of a Freehold Block consisting of shops nos 108 and 110 and flat over 110a. The property consists of a ground floor shop and an outside WC. There is a shared side entrance giving access to the rear of the shop and WC.

## Accommodation

The property has the following dimensions and has been measured on a net internal area basis. There is a small kitchenette within the property and an outside WC.

Net Frontage	2.68 m	8'10"
Shop Depth	8.18 m	26'10"
Ground floor	19.14 m <sup>2</sup>	206 sq ft

## Lease

The property is held on a long Lease for a term of 999 years from 25 March 1973 at a current ground rent of £8.00 per annum increasing as follows:

25.03.2023 to 24.03.2048	£12.00 per annum
25.03.2048 to 24.03.2072	£18.00 per annum
25.03.2072 to 24.03.2872	£27.00 per annum

The Long Leaseholder is responsible for internal repairs and contributes one-quarter of the cost to the Freeholder of maintaining the structure and exterior and insuring the Block for reinstatement purposes in respect of the usual perils. We are informed that the cost to the Long Leaseholder of outgoings on the Block for the year ended 31 December 2016 were as follows:

Buildings insurance	£220.22
Ground rent:	£ 8.00
Repairs & maintenance:	Nil
Management fee	<u>£ 62.50</u>
	£290.72

## Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value:	£4,250
UBR (2017/2018)	46.6 p in £

**100% business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.**



## Price

Offers invited in the region of £85,000 for the Long Leasehold interest, subject to contract.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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