

SHOP FOR SALE



MARINELLA'S, CACKLE STREET, BREDE, EAST SUSSEX

LOCATION

The property is located in a prominent position in the main road through Brede (A28), approximately 12 miles north of Hastings, 7 miles west of Rye and 26 miles from Ashford, where there is a connection to the M20 and domestic and international rail stations.

Brede is a small, linear village having a population of approximately 1,000 people. Hastings is the nearest large conurbation, located on the Sussex coast approximately 63 miles south-east of London.

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DESCRIPTION

The property comprises a detached timber framed structure with large timber framed fully glazed frontage incorporating a single door in the shop front with rendered stallriser. The gable is weatherboarding and large fascia board, with external lighting.

Previously used as a general convenience store, incorporating some food use in recent trading.

There is sufficient land to the side to allow one parking space.

There is a clear sales area with rear storage area/kitchen and adjacent lobby with WC off.

ACCOMMODATION

Ground Floor:	Shop Sales Area	19'2" x 21'8"	372 sq.ft.
	Kitchen/Store	11'1" x 8'7"	95 sq.ft.
	Lobby with WC.		
	Total:		<u>467 sq.ft.</u>

SERVICES

Mains supplies of electricity, water and drainage are connected to the premises.

RATEABLE VALUE

The premises are assessed at a rateable value of £3,100. The current uniform business rate multiplier for the year 2011/2012 is 0.426 .

PRICE

The property is offered for sale freehold with vacant possession, with offers invited in the region of £100,000.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

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