

**FOR SALE**

**MIXED RETAIL & RESIDENTIAL INVESTMENT  
FREEHOLD FOR SALE**

16/16A High Street, Ardingly, RH17 6TD



## Summary

<b>Available Size</b>	4,373 sq ft
<b>Price</b>	Offers in the region of £575,000
<b>EPC Rating</b>	Upon enquiry

## Location

The property is situated in a prominent location on Ardingly High Street, near to the South of England Showground. The village provides a number of local facilities including a bakery, a hairdressers, food takeaways and public houses.

## Description

Premises comprise 2 adjacent ground floor retail units. Both units benefit from basement storage and No.16 also benefits from a separate garage/store. No.16 is currently fitted out as a takeaway unit but will be sold with vacant possession and No. 16A is currently occupied by a company specialising in Scuba equipment.

There is a substantial 5/6 bedroom maisonette across the first and second floors that also benefits from a roof-terrace. The residential accommodation is presently inter-linked with No. 16, but could be made self-contained with minimal works.

## Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
No. 16 Total (NIA)	961	89.28
No. 16A Total (NIA)	1,088	101.08
First & Second Floor Maisonette (GIA)	2,324	215.91
<b>Total</b>	<b>4,373</b>	<b>406.27</b>

## Tenure

The property is available by way of a sale of the freehold interest with vacant possession.

## VAT

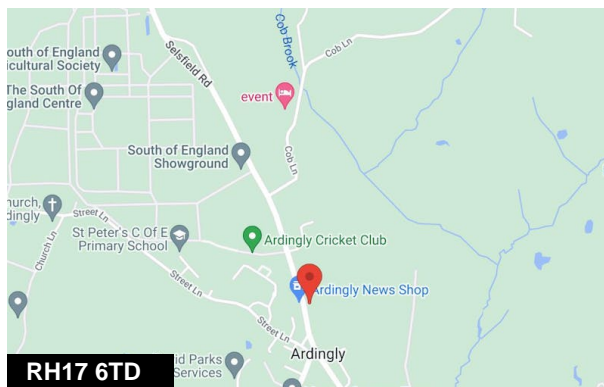
VAT is not applicable on the terms quoted.

## Business Rates and Council Tax

16 High Street has a Rateable Value of £6,400 and 16A High Street has a Rateable Value of £10,000 with a UBR of 49.9 p in £. The maisonette falls within Council Tax Band C. We advise interested parties to contact the Local Rating Authority for confirmation of the figures payable.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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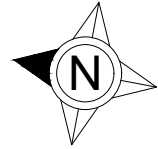
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.







Approximate Gross Internal Area = 426.7 sq m / 4593 sq ft  
 (Including Garage)  
 Basement = 46.9 sq m / 505 sq ft  
 Total = 473.6 sq m / 5098 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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