

Netherfield Post Office Store & Cafe

Darvel Down, Netherfield, Battle, East Sussex,
TN33 9QF



- Established multi-faceted business.
- Village Shop
- Holiday Cottage
- Post Office
- Café with 26 covers internally plus outside seating
- Very well presented Three-bedroom apartment

**Post Office, Store, Café &
3 Bedroom Apartment**

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Description

Netherfield Post Office, Store, Café & Holiday Cottage is an established business in the heart of the local community of Netherfield, an area of outstanding beauty.

It is located opposite the village green, where the space is enjoyed by the community, campers, walkers, cyclists, passing traffic and visitors from afar, who come to enjoy the food and regular events, as many online reviews testify.

The well stocked shop supports many local producers and crafts, with scope to expand further. The café is renowned for quality, homemade food.

The holiday 'cottage' is a popular getaway for those visiting the area and enjoys a high degree of repeat business..

There is great scope to improve the business further, with, for example, an increase in customer home deliveries, longer opening hours and advertising, particularly online.

There is planning consent to 40 new homes in the village, which are due to start building in late 2025, which will further the customer base.



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The business enjoys consistent turnover of around £325,000, net of VAT, with a Post Office salary of around £12,000. It is being sold because of the owner's genuine wish to retire after 35 years and they will be sad to leave. This leaves a new owner to make their own mark and make a difference in the community.

Accommodation

The business part of the property is on the ground floor and has the Post Office and Store occupying about two thirds of the area and the cafe a third. The cafe has seating for around 26 and there are folding glazed doors opening to an outside seating area to the front of the property. There is off-street parking.

On the first floor there is a very well presented three bedroom apartment with an independent side entrance. There are far reaching views, over the surrounding area from the first floor and there is a delightful owner's private garden, which is nicely enclosed and well stocked with a variety of flowers and shrubs, as well as a Koi Carp pond, which make it a tranquil place to relax.

More recently, there has been the addition of a one bedroom holiday 'cottage', which has quickly established itself as a popular getaway for those visiting the area. It enjoys its own private entrance and enclosed garden with BBQ area and hot tub. This 'cottage' could also be used as annex accommodation if preferred.

Rateable Value

The rateable value of the business part of the property, effective from 1 April 2023 is £5,700, as such it may be eligible for small business rates relief. Please enquire with local borough council for further information.

The apartment will be liable for Council Tax, which currently falls under band A.

Guide Price

The asking price for the long leasehold (virtual freehold) interest in the property is £695,000.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Commercial Building 'B' Rating.
Residential Flat Above 'D' Rating.

Legal Costs

Each side to bear its own legal and professional costs



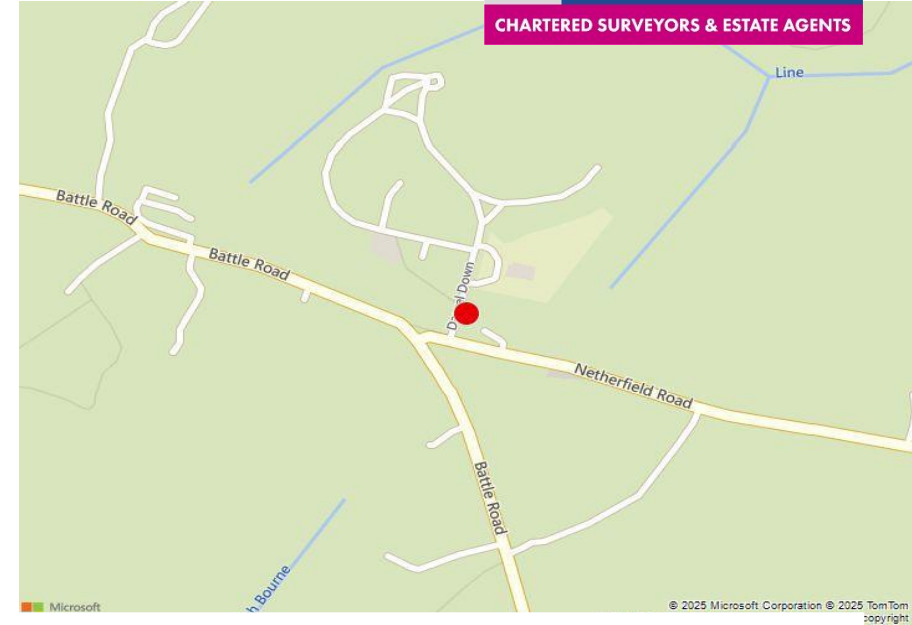


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Location

Netherfield is a village in the civil parish of Battle, in the Rother district, in the county of East Sussex. Village life includes the neighbouring Primary School, local Pub and surrounding local producers.

The historic town of Battle, a popular tourist location with its history associated with the Battle of Hastings, is about three miles away and about eight miles are the seaside towns of Hastings, St Leonards and Bexhill on Sea, further enhancing Netherfield's popularity to stop by and enjoy the facilities of this business.

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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