

Netherfield Local

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



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

OIRO £649,950

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Description

Established Community Business with Owner's Accommodation and Holiday Cottage.

Located in the High Weald Area of Outstanding Natural Beauty, Netherfield Local is a long-established community business offering multiple income streams from a prominent position at the centre of village life.

Successfully operated by the current owners for over 35 years, the business comprises:

- Busy and established Post Office
- Well-stocked village store supporting local producers and crafts
- Popular café serving quality homemade food
- Seating for 26 indoors plus outdoor seating overlooking the Village Green
- Flexible retail and café space capable of accommodating up to 50 guests for events, community gatherings and private functions
- Successful one-bedroom holiday cottage with private garden, hot tub and repeat guests
- Beautifully presented three-bedroom owner's apartment with independent entrance and far-reaching countryside views
- Enclosed private Cottage Garden with koi pond



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Rare Lifestyle Business Opportunity

More than a commercial opportunity, ownership offers the chance to take on a valued role within village life, as the heart of the community, continuing the tradition of a long-established community hub supporting local residents, producers and visitors alike.

Current turnover is approximately £325,000 net of VAT, together with Post Office remuneration of approximately £12,000 per annum, with a significant increase expected.

There remains scope for future growth through increased online marketing, expanded product ranges, home delivery services and extended opening hours.

Offered for sale solely due to the owners' retirement, this is a rare opportunity to acquire an established and respected business, together with a family home and holiday accommodation, in one of East Sussex's most attractive, sought after countryside locations.

Asking Price: OIRO £649,950 – all offers are welcomed

Layout and Accommodation

The business covers the ground floor, with the Post Office and Shop occupying approximately two thirds of the area and the cafe one third.

The cafe has seating for around 26 and glass folding doors opening to an outside seating area to the front of the property, all overlooking the village green.

The retail space and café can be adapted to accommodate up to 50 guests for events, community gatherings and private functions.

To the front of the property is some very useful off street parking.

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On the first floor there is a beautifully presented three bedroom apartment with an independent entrance. It enjoys far reaching views over the surrounding area. The owner's private garden, which is nicely enclosed and well stocked with flowers and shrubs, together with a Koi pond, which makes it a tranquil place to relax.

The one bedroom holiday 'cottage' is a popular getaway for those visiting the area. It enjoys its own enclosed private garden with hot tub, BBQ area, fire pit and private entrance.

Price & Tenure

Offers in the region of £649,950 for the long leasehold (virtual freehold) interest in the property.

The property comprises of two separate titles, one for the commercial element and one for the residential element, so may benefit from ease of any bank funding being required. Please do contact the selling agents for more advice on this.

Rateable Value/Council Tax

The rateable value of the business part of the property, effective from 1 April 2023 is £5,700 and has, for some years benefitted from being eligible for small business rates relief, whereby no business rates are payable. Please enquire with local borough council for further information. The apartment will be liable for Council Tax, which currently falls under band A.

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.

EPC

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

Legal Costs

Each side to bear its own legal and professional costs.







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Popular Rural Location

Netherfield Post Office, Store and Cafe is located a stone's throw away from the village's Netherfield Primary School and opposite the village green. The property falls within the catchment area for the highly regarded Claverham Community College. Situated approximately three miles from Battle and within easy reach of Hastings, Bexhill-on-Sea, Rye and the East Sussex coastline, the business serves a loyal local customer base while also attracting walkers, cyclists and visitors exploring the surrounding countryside, woodland walks and historic landmarks, benefiting from both local trade and year-round tourism. The holiday cottage has established itself as a popular base for visitors to the area, generating repeat bookings and providing an additional income stream. The adaptable layout of the premises enables the business to host regular events and gatherings, creating fun opportunities and collaborations beyond day-to-day retail and café trading.

For all Viewings, by prior appointment, and Enquiries contact:

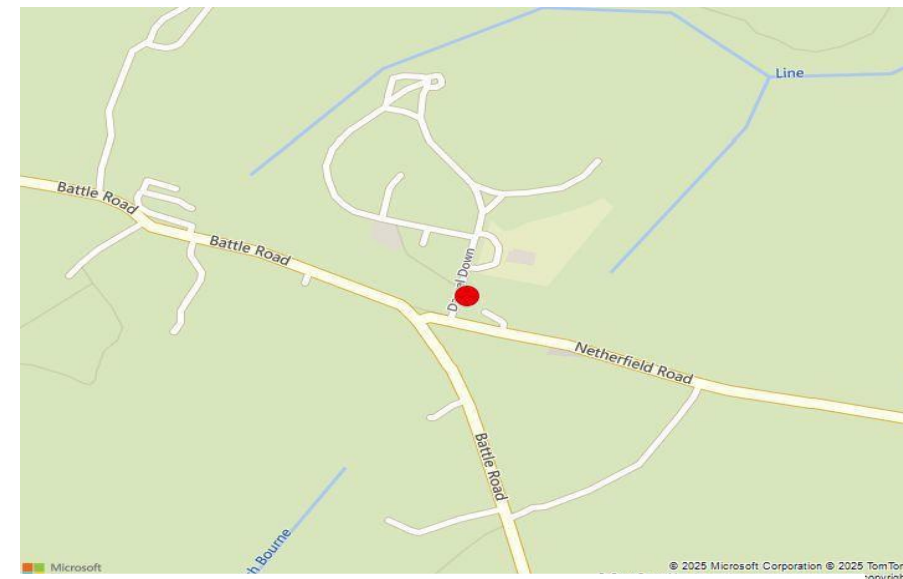


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