

SHOP & FLAT FOR SALE OR TO LET



7/7A THE GREEN

NEWICK BN8 4LA



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of Newick village, just off of the A272 in the Low Weald of East Sussex and approximately nine miles from Lewes.

Accommodation

A rare opportunity to purchase or let this mid-terrace property configured over ground and first floors. The ground floor comprises an open plan sales area with cold room and rear access to a yard. The first floor comprises a non-self-contained one bedroom flat.

Ground Floor	263 ft ² / 24.43 m ²
First Floor	Living room, bedroom, kitchen and bathroom

Terms

Offers are invited in the region of **£190,000** for the freehold interest of the property with full vacant possession.

OR

A new full repairing and insuring lease at a guide rent of **£15,000 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals.

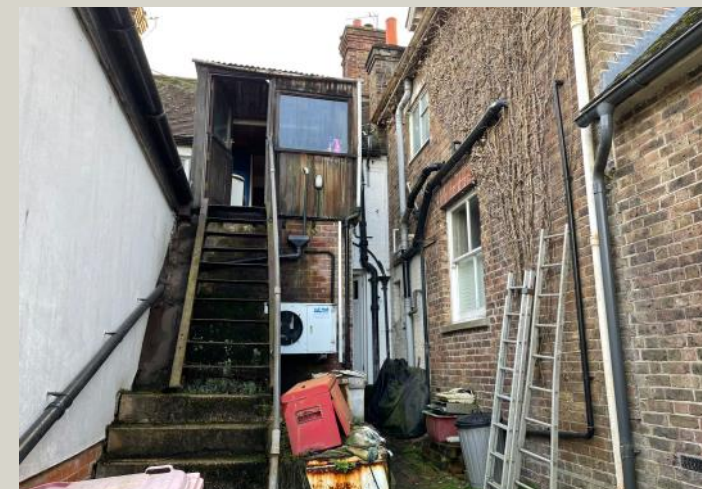
Each party is to be responsible for their own legal fees.

Rateable Value £3,700

EPC Ratings Shop: C 59 Flat: G 19 (to be reassessed)

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate

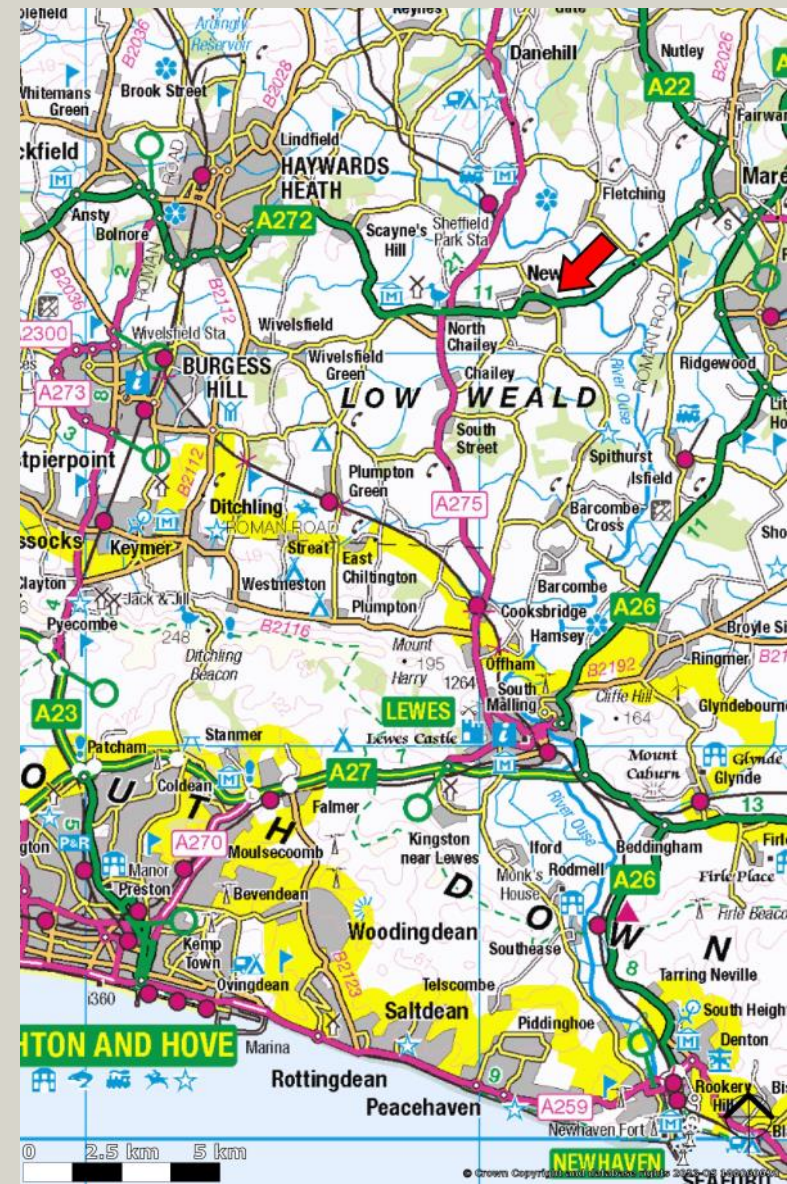
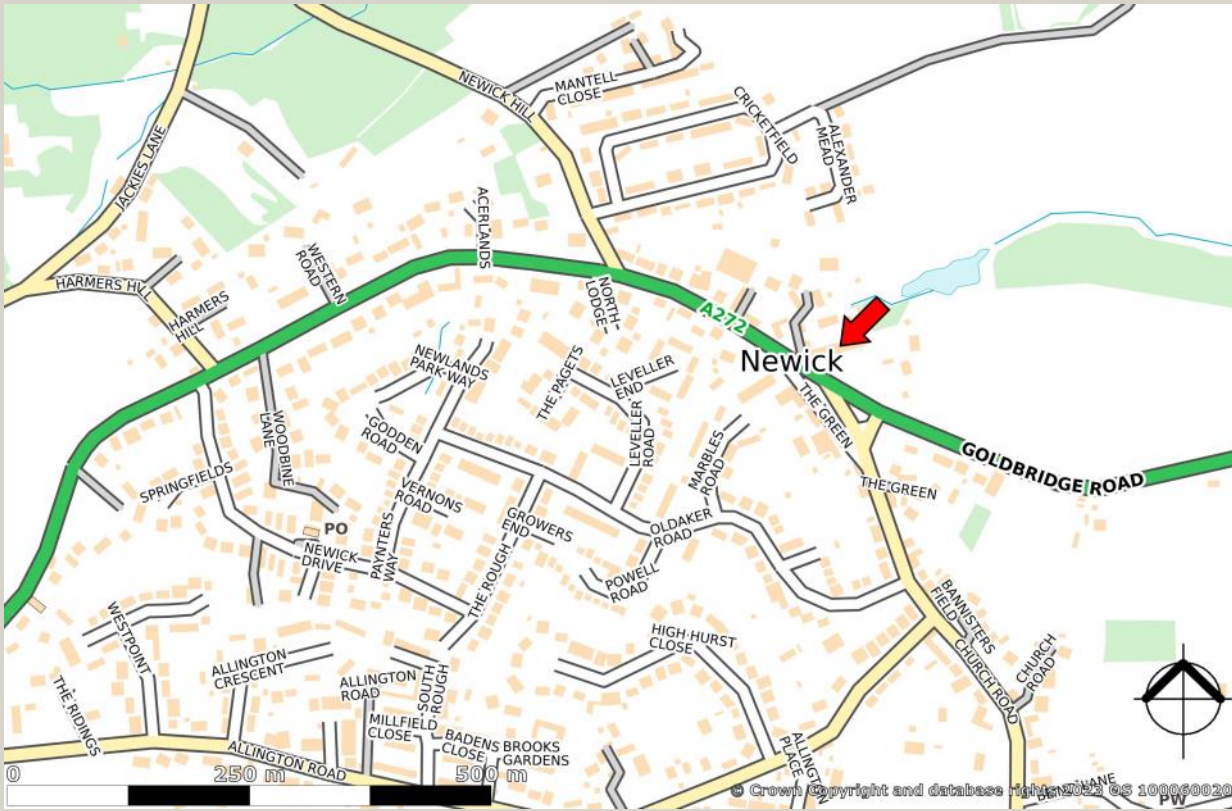


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