



SITUATION

Located on this prominent High Street in this picturesque town, opposite **Battle Abbey** and amongst such multiples as **Boots, Costa, Lloyds Bank, Martin's, Post Office, HSBC, Age UK, NatWest, The Co-operative Food** and **Barclays Bank** as well as a variety of local traders. Battle is located approximately 7 miles north-west of Hastings and is a popular tourist attraction due to it being the location of the Battle of Hastings. The A21 is a short distance to the East.

PROPERTY

A substantial Grade II Listed detached building comprising a **Former Museum** with internal access to **Ancillary Commercial Space** on 2 Upper Floors and a **Cellar** as well as a **Large Modern Rear Museum Building** arranged over 2 floors. In addition, the property benefits from a large rear garden.

Large Vacant Former Museum & Rear Building

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

ACCOMMODATION

FORMER MUSEUM:

Ground Floor

| | |
|----------------|--------------------|
| Gross Frontage | 61'2" |
| Internal Width | 55'7" |
| Built Depth | 45'9" |
| G.I.A | Approx 2,173 sq ft |

Cellar (Not Inspected)

First Floor

| | |
|-------|--------------------|
| G.I.A | Approx 2,035 sq ft |
|-------|--------------------|

Second Floor

| | |
|-------|------------------|
| G.I.A | Approx 984 sq ft |
|-------|------------------|

REAR BUILDING:

Ground Floor

| | |
|-------|--------------------|
| G.I.A | Approx 3,153 sq ft |
|-------|--------------------|

First Floor

| | |
|-------|--------------------|
| G.I.A | Approx 1,581 sq ft |
|-------|--------------------|

Total G.I.A

Approx 9,926 sq ft plus Cellar

VENDOR'S SOLICITORS

Funnell and Perring - Tel: 01424 426 287
Ref: Ms Jackie Eichler - Email: jeichler@funnellperring.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

View of Battle Abbey Opposite the Property



View Along the High Street

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: There is a large area of land at the rear that has been rented by the Vendors from the adjoining owners (The Battle Club) in order to widen the rear decking area and increase the play area. This Agreement expired on the 15th June 2014 and the Vendors are holding over and have paid the rent of £5,000 p.a. up to the 15th June 2016.

Note 2: The Battle Club (No. 91 High Street) are currently preparing to submit a Planning Application for Residential Development on the area at the rear of their building.

Note 3: Floor Plans of Nos. 89-90 High Street are available on request from the Auctioneers.

View of Rear Building



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