



chartered surveyors
and property consultants



Frant Post Office & Stores • The Green • Frant (Tunbridge Wells) • East Sussex TN3 9DR
To Let and Sale of Going Concern

COMMERCIAL

Location

Frant is a picturesque village in East Sussex located just under 3 miles directly south of Tunbridge Wells, via the Frant Road (A267).

The village's focal point is a large green with cricket pitch.

There are two popular public houses close by, The Abergavenny Arms and The George.

Frant main line train station is 1.8 miles to the east in the village of Bells Yew Green.

Description

This property comprises a detached Grade II listed building thought to date from the early 18th century.

On the ground floor there is a well-established village convenience store with post office counter, and a self-contained café with kitchen.

There is tremendous scope to create further retail space from the ground floor store area.

Otherwise, the property lends itself to a wide range of alternative uses (subject to any necessary consents).

Floor Areas

Ground – 1617 sq ft (150.29 sq m)

Floor plans - <https://www.durlings.co.uk/wp-content/uploads/2023/02/MC220051-00-Floor-Plans.pdf>

The Business

The turnover over for the commercial element, over the last available years, has been as follows:-

2019 - £512,770

2020 - £457,414

2021 - £713,707

2022 - £534,335

Accounts are available on request.

Terms

A new lease for the commercial area is available by arrangement.

Note

(The residential accommodation is available by separate negotiation - on the first floor there are 3 bedrooms; living room; dining room; kitchen and bathroom. The roof space provides a further bedroom and living area – over 1600 sq ft of accommodation. There is also a small rear garden).

Rent

£24,000 per annum, exclusive of all other outgoings, for the ground floor only.

Price

Offers are sought for, the going concern, to include all fixtures and fittings.

Stock is available separately at valuation.

Further details on application.

Business Rates

The current rateable value is £9,200 – Small Business Rates Relief will apply, subject to certain qualifying factors.

Legal Costs

Each party to ultimately be responsible for their own legal costs. An undertaking for any abortive legal costs shall be required.

Viewing Arrangements

Strictly by appointment and accompanied.

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Subject to contract, accounts and references – a rent deposit will be required.



Viewing Details -

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