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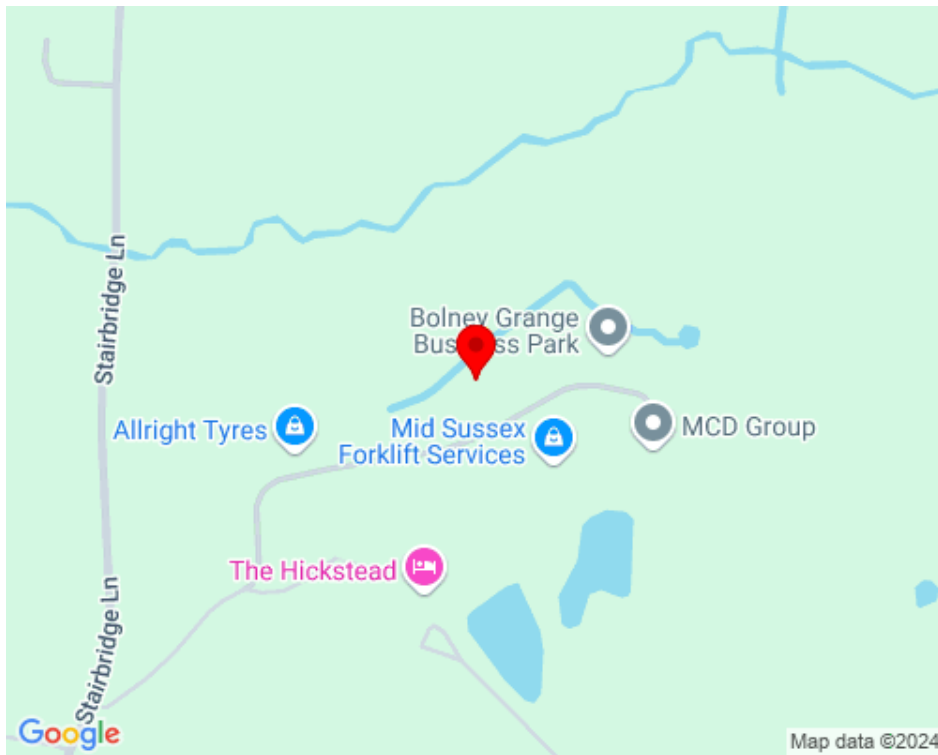
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Cousins Cafe, Bolney Grange Business Park, Bolney,
Haywards Heath RH17 5PB

FOR SALE: FORMER STANDALONE CAFE BUILDING WITH PARKING - 810 SQ FT (75.23 SQ M)

LOCATION



Bolney Grange Business Park is a very established and well-located business estate in Mid Sussex, adjacent to the A230 link road between Burgess Hill and the main A23 providing excellent access southbound to Brighton (12 miles) and northbound to Crawley (11 miles), Gatwick (16 miles) and the M23/M25 motorway network.

Description

Formerly traded as a popular café by the vendor. The premises has dual entrances; personnel entrance on the eastern elevation where there is covered area leading to the main café area with a fully fitted commercial kitchen and seating area; loading entrance on the northern elevation leading to a lean to store and WC. There is a yard / parking to the northern elevation.

Key Features

- Rare Freehold opportunity
- Suitable for variety of uses
- Established busy trading estate

Accommodation

The gross internal floor area is approximately 810 sq ft (75.23 sq m)

Tenure

Freehold with vacant possession.

Price

£125,000 (One Hundred and Twenty Five Thousand Pounds)

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating B - 40

Business Rates

Rateable Value: £3,950

Rates Payable: £1,971.05 (2024/25)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Mid Sussex District Council on Tel: 01444 477564 or www.midsussex.gov.uk to verify this information.

VAT

TBC

Legal Fees

Each party to bear their own legal costs involved in the transaction.



AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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