

**RUSH  
WITT &  
WILSON**



**116 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HH  
£349,950**

**A rare opportunity to acquire this detached freehold premises comprising a commercial unit and a two/three bedroom maisonette with garden.**

Currently used as a successful family butchers since the 1950's, the commercial premises with A1 usage comprises a shop front, large back room/cutting room currently with an EC approved red meat cutting plant, two further office's/store rooms and a rear yard/driveway with goods entrance. The building further benefits from a two/three bedroom maisonette with private entrance and private garden.

**We have been advised that the rental income for the flat has been £800pcm to £825pcm.**

**The annual turnover for the butchers is available on request.**

**Ideally located on this corner plot, this property can provide an excellent investment opportunity to a multitude of business' due to the commercial space on offer or take on the current business and expand on its already well known reputation and success. We have also been made aware that there is further potential for development subject to usual planning consent. Please contact Rush Witt & Wilson, sole agents today for more information or to arrange a viewing.**



## Flat

### Private Entrance Hall

Obscured glass panelled front door leading to kitchen.

### Kitchen

12'7 x 11'5 (3.84m x 3.48m)

Rear aspect double glazed window, radiator, fitted kitchen with a range of matching wall and base level units with roll top work surfaces, cupboard housing electric meter and electric consumer unit, space for free standing cooker, stainless steel single sink with drainer, fitted shelving with alcove, door leading through to living room/bedroom, door leading through to hallway, side aspect double glazed windows, feature fireplace with open fire, radiator, side aspect double glazed windows, feature fireplace with open fire, radiator.

### Hallway

Stairs leading to first floor, understairs storage cupboard with plumbing space for washing machine, door leading to ground floor wc.

### Ground Floor WC

Low level wc, wall mounted wash hand basin with tiled splash back and extractor fan.

### First Floor Landing

Stairs leading to first floor, side aspect double glazed window, access to loft space, radiator, large storage cupboard housing gas central heating boiler.

### Lounge/ Bedroom

17'10" x 11'9" (5.45 x 3.59)

Previously used as a bedroom, currently set up as lounge. Front aspect double glazed bay window and side aspect double glazed window, two radiators, feature fireplace with brick surround and open fire.

### Bedroom One

11'5" x 11'5" (3.49 x 3.49)

Side aspect double glazed windows, radiator, fitted double wardrobe with hanging space, shelving and storage cupboard above and fitted single wardrobe with hanging space, shelving and storage cupboard above.

### Bedroom Two

11'6" x 7'10" (3.51 x 2.41)

Side aspect double glazed window, radiator.

## Bathroom

Side aspect obscured double glazed window, radiator, bathroom suite comprising low level wc, pedestal mounted wash hand basin, panelled enclosed bath with mixer tap and shower attachment, fully tiled walls, extractor fan.

## Outside

### Rear Garden

Private rear garden, mainly laid to lawn, small patio area, timber garden shed.

### Commercial Premises

Currently used as butchers shop.

### Shop Front

31'11" x 11'8" ext to 15'5" (9.73 x 3.57 ext to 4.72)

Front aspect double glazed window, side aspect double glazed window and side aspect double glazed door, air conditioning unit, passageway to the rear of the premises.

### Walk in Chiller One

6'6" x 6'6" (2 x 2)

Stainless steel sink and stainless steel wash hand basin.

### Backroom/Cutting Room

13'6" x 45'11" (4.14 x 14)

Currently has licence for EC approved red meat cutting plant. Four side aspect double glazed windows, door giving access to further backrooms, large sliding goods entrance door with access on to rear driveway.

### Walk in Chiller Two

7'7" x 6'2" (2.32 x 1.88)

### Walk In Chiller Three

17'9" x 8'4" (5.42 x 2.56)

### Freezer

8'4" x 8'10" (2.55 x 2.71)

### Rear Room One

8'5" x 8'5" (2.58 x 2.57)

Door giving access to outside area, internal door giving access to rear room two.

### Rear Room Two

8'8" x 8'8" (2.65 x 2.66)

Previously used as an office.

## Outside

### Rear Yard/ Driveway

Providing off road parking for multiple vehicles leading to rear goods entrance, pathway leading to wc.

## WC

Low level wc and with wash hand basin

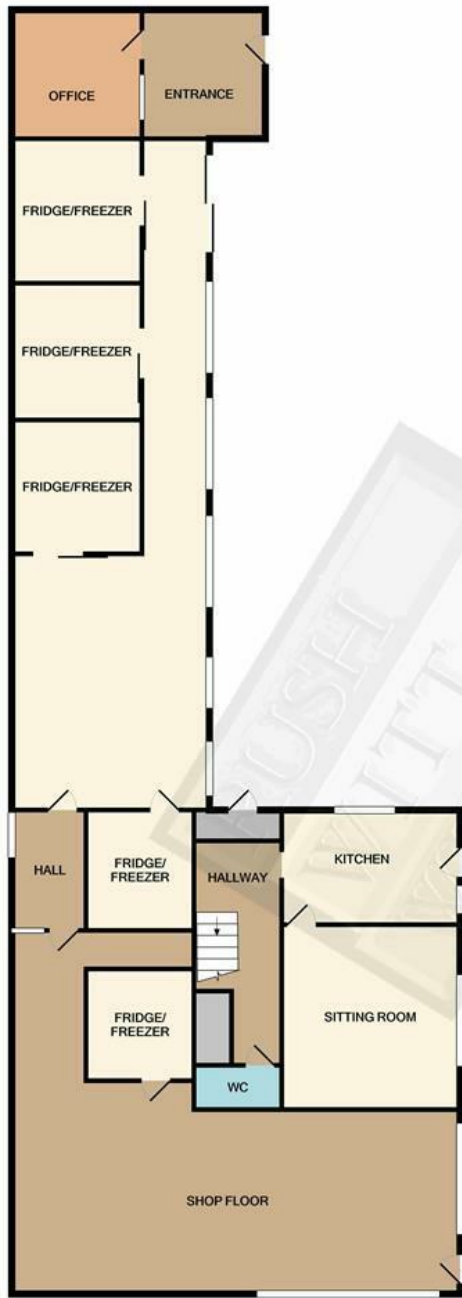
## Front Of Property

Tarmac forecourt.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





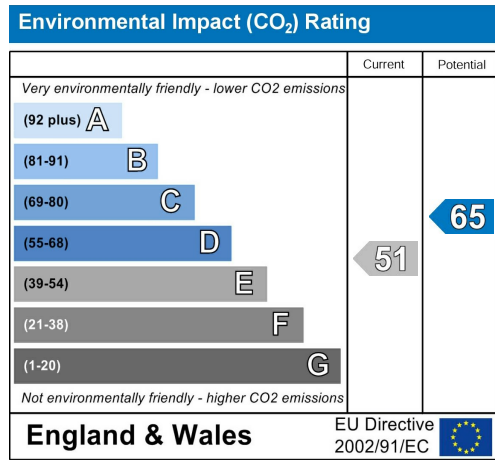
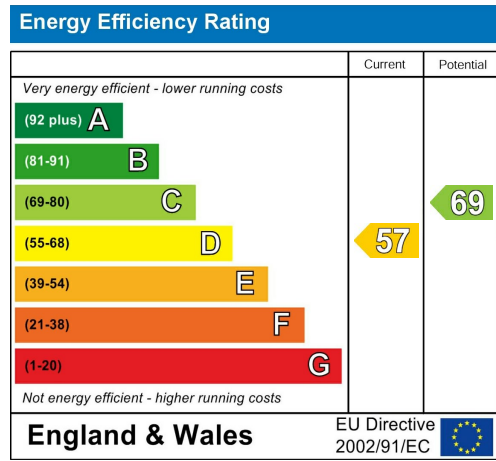
GROUND FLOOR  
APPROX. FLOOR  
AREA 1773 SQ.FT.  
(164.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 594 SQ.FT.  
(55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2367 SQ.FT. (219.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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