

We are pleased to bring to market this excellent investment opportunity.

The property consists of two retail units on the ground floor, a 2 bedroom flat on the first floor and a large studio flat on the top floor. Access to the flats is through their own entrance on the side of the building.

Tenancies:

Unit	Size sqf	Rent reserved p.a.
Retail 4a	409	£8,500
Retail 4b	398	£8,500
Flat 1	580	£14,400
Flat 2	398	£9,300
Total		£40,700



Location:

Crowborough is a town in East Sussex, at the edge of Ashdown Forest in the High Weald Area of Outstanding Natural Beauty, 7 miles south-west of Royal Tunbridge Wells and 33 miles south of London.

The property itself is located centrally on the Crowborough High Street, near the junction with Beacon Rd.

Occupiers close by include Santander, Boots and J.D. Wetherspoon amongst many other local and national eateries and retailers.

The property is subject to VAT but can be treated as a TOGC.



PROPERTY SUMMARY :

- Freehold shop and uppers
- Comprises two commercial units and two flats.
- Current rent reserved £40,700
- Total accommodation approx 170 sqm (1,830 sqft)

