



VANDERWALD

FOR SALE
4 High Steet
Crowborough TN6 2QB



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Key Features:

- Freehold shop and uppers
- Comprises two commercial units and two flats.
- Current rent reserved is £32,200 with second shop under offer for another £8,500 (Expected rent reserved is £40,700)
- Total accommodation approx 170 sqm (1,830 sqft)

Description:

We are happy to bring to market an excellent investment opportunity. The property comprises two retail units on the ground floor with a 2 bedroom flat on the first floor and a 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	Under offer at £8,500
Retail 4b	398	£8,500
Flat 1	580	£12,400
Flat 2	398	£9,300
Total		£32,200 (£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.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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