



## Shop 1-4 Beechview Parade Walshes Road, Crowborough, TN6 3RA

**Opportunity for one tenant  
to occupy the entire site**

**577 to 2,765 sq ft**  
(53.61 to 256.88 sq m)

- Prominent roadside position
- Free shopper parking
- Strong residential catchment

# Shop 1-4 Beechview Parade, Walshes Road, Crowborough, TN6 3RA

## Summary

<b>Available Size</b>	577 to 2,765 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Car Parking</b>	There are 8 car parking spaces included in the demise at the front of the parade, with further potential parking at the rear by the stores/garages.
<b>EPC Rating</b>	Upon enquiry

## Description

The property forms part of an established retail parade and benefits from a prominent ground-floor frontage. The units feature full-height glazed shopfronts, providing excellent visibility and natural light.

The premises comprise a terrace of four adjoining retail units. The intention is for one tenant to take all four units, along with the garages and parking to the front and rear; providing an excellent opportunity to secure a prominent retail position within a well-established and growing residential location.

Beechview Parade is ideally suited for a convenience store, small supermarket, or neighbourhood retail use, benefiting from strong local demand, passing traffic, and continued housing growth in the immediate area.

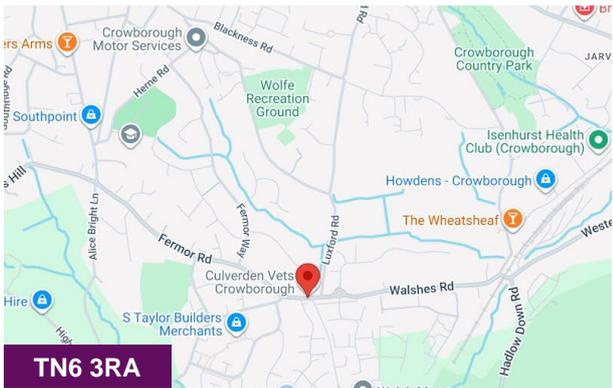
## Location

Beechview Parade is situated on the north side of Walshes Road between Luxford Road and Fermor Way.

## Accommodation

From measurements taken at the property during the course of my inspection, the net internal floor area has been calculated, in accordance with the RICS Code of Measuring Practice, as follows:

Description	sq ft	sq m
Shop 1	610	56.67
Shop 2	577	53.61
Shop 3	955	88.72
Shop 4	623	57.88
<b>Total</b>	<b>2,765</b>	<b>256.88</b>



## Viewing & Further Information



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