



2a Crowborough Hill

Crowborough, Jarvis Brook, TN6 2JL

Retail unit on Crowborough Hill, near the mainline railway station

17.81 sq m
(191.71 sq ft)

- Prominent position
- New lease available
- Located near the mainline railway and car park
- A newly developed business park located nearby, home to established tenants such as Screwfix and Pet Corner

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Summary

Available Size	17.81 sq m
Rent	£4,940 per annum
Rateable Value	£3,950 (1 April 2023 to Present)
EPC Rating	D

Description

Prominent location on Crowborough Hill and close by to the mainline railway station and many local amenities. A ground floor lock up retail unit with a cloakroom to the rear.

Parking might be available, subject to separate negotiation and first come, first serve basis.

We understand that the property falls within Class E (retail) of the Use Classes Order 2020 but suitable for wide range of uses, subject to necessary consents.

A new internal repairing and insuring lease, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954, for a term to be agreed and at a rent of £6,000 per annum (£500 pcm) exclusive.

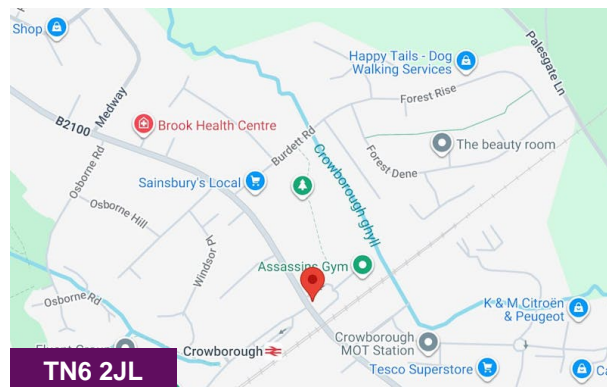
VAT may be applicable.

Total usable area - 192 sq. ft (17.81 m2)

EPC Rating - D

Location

Prime location on Crowborough Hill, conveniently situated near Crowborough mainline railway station and adjacent car park. A newly opened retail park directly opposite features well-known tenants including Screwfix and Pets Corner, enhancing footfall and commercial appeal.



Viewing & Further Information



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