



Unit 2, Brooklyn

Crowborough Hill, Crowborough, TN6 2JL

**Commercial retail unit on
Crowborough Hill to let, just
a short distance from the
mainline railway station.**

281 sq ft
(26.11 sq m)

- 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	281 sq ft
Rent	£6,500 per annum
Business Rates	Current 1 April 2023 to present - £5,100. Future from 1 April 2026 - £5,900.
EPC Rating	D

Description

Prominent location on Crowborough Hill and close by to the mainline railway station and many local amenities.

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.

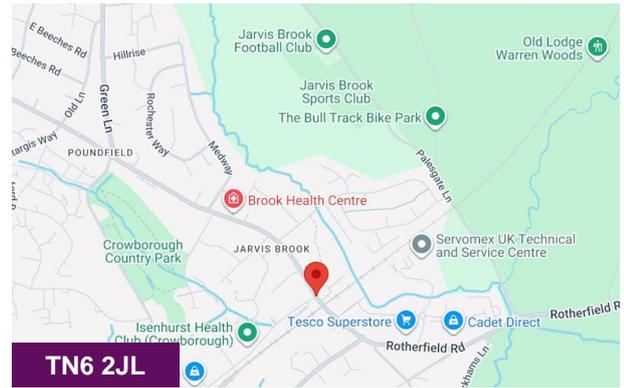
A new internal repairing and insuring lease, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954, for a term to be agreed and at a rent of £6,500 per annum exclusive.

VAT may be applicable.

Total usable area - 281 sq ft (26.11 m2)

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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