



2 Belmont Buildings

High Street, Crowborough, TN6 2QB

Retail Investment for Sale – Prominent High Street Position

500 sq ft
(46.45 sq m)

- Rare Freehold Interest opportunity
- Mixed use (retail with residential – sold off) building
- Prime High Street location
- Current income of £9,600 pax
- Reversionary investment opportunity

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Summary

Available Size	500 sq ft
Price	£135,000
Rateable Value	£11,250
EPC Rating	C

Description

The premises comprise a ground floor lock-up retail unit with residential accommodation above. The ground floor accommodation is fitted out as a nail salon and is predominantly open plan, with a WC, kitchen area, and a fire exit to the rear.

The Freehold Interest is being offered, subject to a commercial lease and a long-leasehold interest of the residential. The commercial lease is granted to a private individual trading as JP Nails on a 12 year FRI lease from 1 November 2021 with a passing rent of £9,600 per annum exclusive. The next upward only market rent review is 1st September 2029 and the rent is considered reversionary based on recent transactions. The long-lease is for a term of 999 year lease with no ground rent payable. Copies of the legal documents are available upon request.

The quoting price of £135,000 is considered low and represents a gross initial yield of 7.11%, with a reversionary yield of 10%.

Location

Prominent location in Crowborough High Street. The junction of the High Street with the main A26 Tunbridge Wells road is close by.



Viewing & Further Information



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