



3 Old Bank Chambers

London Road, Crowborough, TN6 2TT

Rare Retail investment for sale in Crowborough Town Centre

502 sq ft
(46.64 sq m)

- Prime town centre location
- Rare sale opportunity
- Income producing asset
- Generating income of £9,000 per annum exclusive
- Rent considered reversionary
- Long-Leasehold Interest for sale

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Summary

Available Size	502 sq ft
Price	£115,000
Rateable Value	£6,200 Current rateable value (1 April 2026 to present)
VAT	Applicable
EPC Rating	C

Description

A rare opportunity to acquire a long-leasehold commercial investment producing immediate rental income, offered subject to an existing occupational tenancy.

The property is held on a 125-year head lease from 1996 at a peppercorn ground rent, providing approximately 95 years unexpired. The premises are currently let on a 5-year occupational lease from 18 September 2025, generating a passing rent of £9,000 per annum exclusive.

Both floors are fitted out in accordance with the tenant's business as an established barbers in the town. Each floor is open plan, save for the single WC located on the first floor.

Offers invited, subject to the commercial lease, for the long-leasehold interest at £115,000, subject to contract only

Location

Located on London Road in the centre of Crowborough, the property occupies a prominent position within an established commercial area close to local amenities and transport links.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground	269	24.99	Available
First	233	21.65	Available
Total	502	46.64	



Viewing & Further Information



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