



8 High Street

Crowborough, TN6 2QA

Prime High Street Retail Opportunity

445 sq ft
(41.34 sq m)

- Newly refurbished ground floor retail unit
- Prime High Street location
- Suitable for a range of uses (STNC)
- New Lease available
- Low quoting rent of £13,500 per annum exclusive
- Available immediately

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Summary

Available Size	445 sq ft
Rent	£13,500 per annum
Business Rates	To be split
EPC Rating	D

Description

Oldfield Smith are pleased to bring to market 8 High Street, Crowborough.

The property comprises a ground floor retail unit with prominent High Street frontage, offering excellent visibility and benefiting from strong levels of passing pedestrian/vehicle traffic.

The premises provide bright, versatile and recently refurbished commercial accommodation, creating a clean and contemporary environment suitable for a range of occupiers. The front accommodation benefits from a predominantly open-plan layout, modern flooring and good levels of natural light, providing a flexible space that can be adapted to suit a variety of commercial requirements. The rear is a split level leading to a WC and rear office, along with rear personnel exit leading to a garden and basement, which can be included in the lease or not.

Residential accommodation is situated above and is not included within the letting.

Currently separated from No. 9 (on the right) by a partition wall, with potential to combine the units subject to the necessary consents.

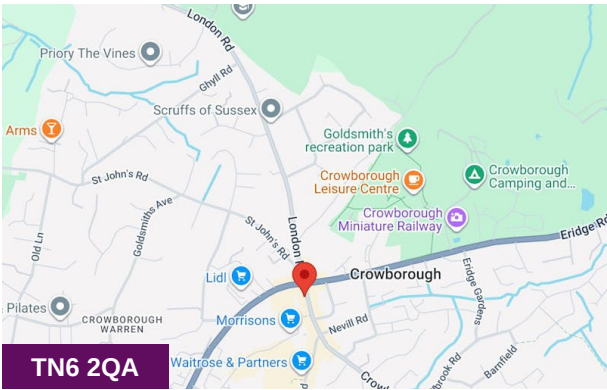
Location

The premises is positioned in the heart of Crowborough’s main retail area, close to Crowborough Cross. Neighbouring occupiers include a mix of cafés, independent traders, Boots, Morrisons and Waitrose.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Unit 8	445	41.34	Available
Total	445	41.34	



Viewing & Further Information



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