



Unit A, 4 Belmont Buildings

High Street, Crowborough, TN6 2QB

Prominent High Street retail premises to let

376 sq ft
(34.93 sq m)

- Self contained lock up unit
- New lease available
- Prime high street location

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Summary

Available Size	376 sq ft
Rent	£12,000 per annum
Rateable Value	£8,600
EPC Rating	D

Description

Oldfield Smith are pleased to launch to market this 3 storey mixed use building to the market. We are offering a ground floor lock up retail unit with a fully glazed shopfront, providing lots of visibility and passing foot traffic. There is residential (not included) above.

Internally, the space is mostly open-plan so overall is a very versatile internal space suitable for a variety of retail or service based uses. The property has modern hardwood flooring laid, plastered and painted walls, ceiling tiles and inset LED lighting. There is a storage area, changing room and WC to the rear of the unit. The shop is in excellent condition and ready to move someone in straight away.

Ground – 376 sq ft (34.92 m2)

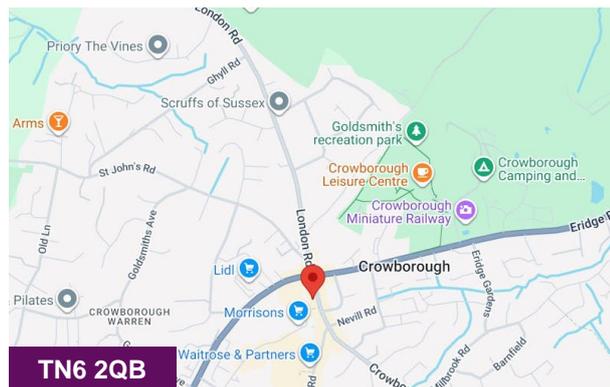
The premises is available by way of a new lease to be negotiated. Available immediately.

The premises benefits from E class planning use, which encompasses a wide range of uses including retail, café, service based businesses, leisure, education and medical. Other uses may also be considered upon application.

Rent - £12,000 per annum exclusive, with limited other outgoings.

Location

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



Viewing & Further Information



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