FOR SALE / TO LET - TWO ADJOINING TOWN CENTRE OFFICES
TOTAL NIA Approx. 821ft^2 [76.3m^2]
LGF, 4 London Road, Crowborough, East Sussex TN6 2TT

When experience counts...

est. 1828
bracketts

FOR SALE / TO LET

TWO TOWN CENTRE OFFICES

TOTAL NIA APPROX. 821FT^2 [76.3M^2]

MAY SELL OR LET SEPARATELY

OFFICE 1 & OFFICE 2

LOWER GROUND FLOOR

4 LONDON ROAD

CROWBOROUGH

EAST SUSSEX

TN6 2TT

bracketts est.1828

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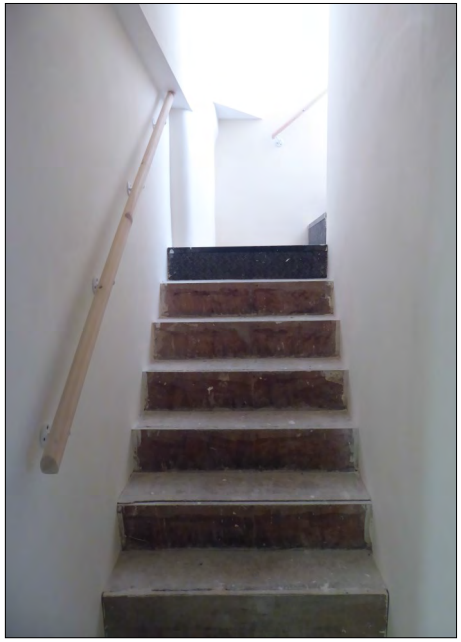
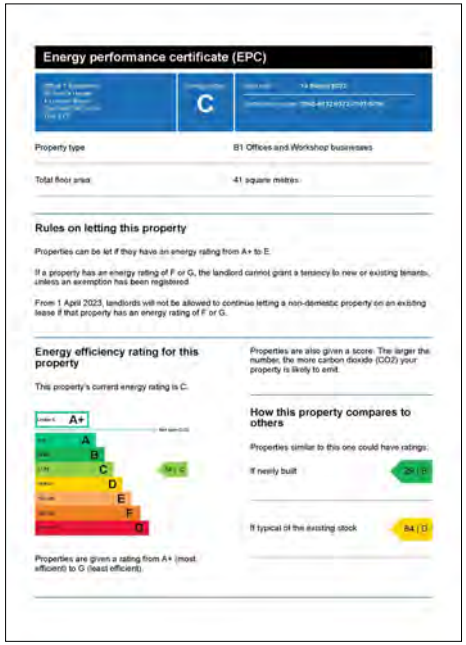
Tel: (01732) 350503





Energy performance certificate (EPC)

C

Property type: B1 Offices and Workshop businesses

Total floor area: 41 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

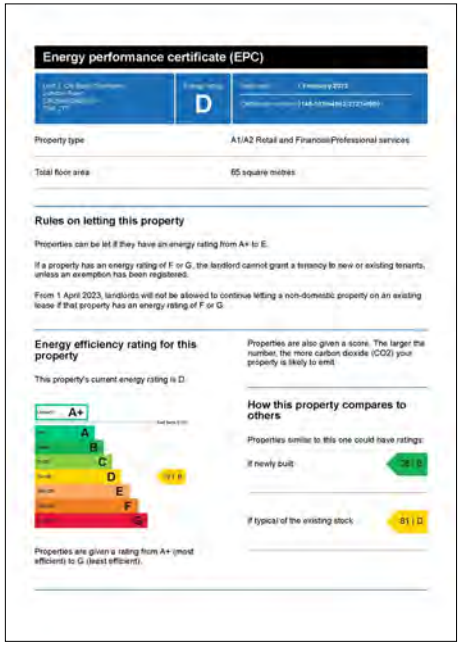
How this property compares to others

Properties similar to this one could have ratings:

If newly built: 29 | D

If typical of the existing stock: 64 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).



Energy performance certificate (EPC)

D

Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.

Properties are given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 28 | D

If typical of the existing stock: 61 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

LOCATION / SITUATION

The property is located in Crowborough, East Sussex approximately 7 miles south west of Royal Tunbridge Wells and approximately 8 miles north of Uckfield.

The property is located on London Road approximately 50 metres north of the Crowborough Cross junction.

The offices are accessed via a private entrance on the southern elevation of the building.

DESCRIPTION

Two adjoining lower ground floor offices accessed via a shared entrance and stairwell. Each office benefits from a kitchen, WC, electric heating and an air circulation system. Our client is looking to sell or let the two offices as a single lot but may consider offers for the individual suites.

ACCOMMODATION

Ground Floor:

Entrance hall and staircase leading to:

Lower Ground Floor:

Office 1: NIA approx. 351ft² [32.6m²]

Office 2: NIA approx. 470ft² [43.6m²]

TENURE

OPTION 1
A new ground lease for a term to be agreed with vacant possession.

Guide Price: £140,000 (One Hundred and Forty Thousand Pounds) for both offices (assuming a single transaction). Our client may consider offers for the individual offices suites.

OPTION 2
The offices are available by way of new full repairing and insuring leases for terms to be agreed. The provisions of Section 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

Guide Rent - Office 1: £4,500 per annum exclusive

Guide Rent - Office 2: £5,000 per annum exclusive

Rents payable quarterly in advance on the usual quarter day. VAT payable if applicable. We are advised our client does not currently charge VAT.

BUSINESS RATES

Enquiries of the VOA website failed to identify a Rateable Value for the premises. To be assessed.

The small business rate multiplier for 2022/2023 is 49.9 pence in the £.

Any interested applicant must rely upon its own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the sole agents:
Bracketts: 01892 533733.
Contact: Darrell Barber MRICS
darrell@bracketts.co.uk

OPTION 1
SUBJECT TO CONTRACT AND PROOF OF FUNDS

OPTION 2
SUBJECT TO CONTRACT & RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS ETC.

14.09.22.DB

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.