



Freehold Mixed Use Investment For Sale  
Ground Floor let to Arun Estates

## PROPERTY HIGHLIGHTS

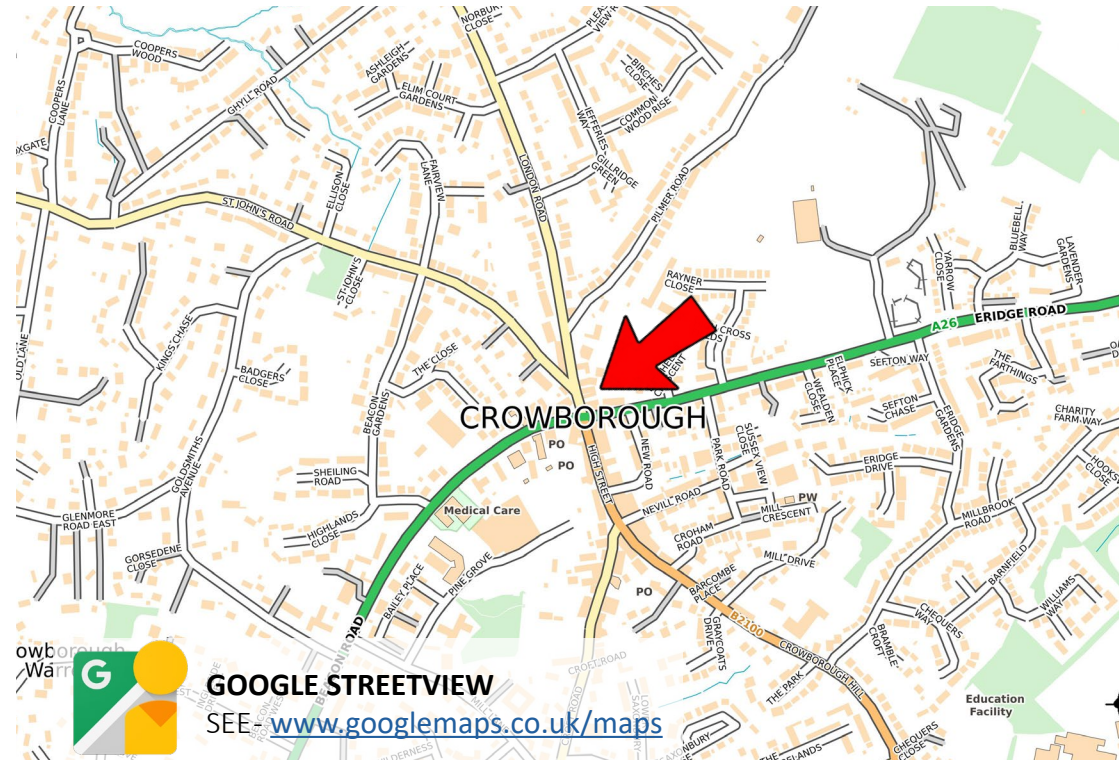
- Ground floor lease assigned to Arun Estate Agencies Limited until July 2027
- Commercial rental income of £15,500 pa
- Two bedroom occupied flat providing a rental income of £1,025 per month
- Offers in the region of £450,000



## LOCATION

Crowborough is a town in the Wealden district of East Sussex, situated approximately 7 miles south west of Tunbridge Wells, 26 miles northeast of Brighton and 51 miles south of London. The town is popular with families and commuters, due to the range of schools and regular rail service to London with journey times of approximately 1 hour.

The subject property is prominently positioned on London Road, close to the junction with the A26, a key arterial route through the town. Nearby occupiers include **Boots**, **Santander**, **Costa**, **WH Smith**, **Morrisons**, **Lidl** and **Specsavers**, along with a number of independent cafés and restaurant businesses. A street traders plan is attached.



## DESCRIPTION

The property comprises a ground floor lock up shop with a two bedroom self contained flat above. To the rear there are additional residential units which are not included in the sale.

## ACCOMMODATION

The property is arranged over two floors with the following approximate areas:-

Ground Floor NIA	46.82 sq m	504 sq ft
WCs		
First Floor Flat		

## TENURE

Freehold.

## EPC

The commercial element has an EPC rating within band C and the flat/s a rating within bands D, D, C. Copies can be provided upon request.

## RATING ASSESSMENT

Current Rateable Value	£10,500
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

## LEASE INFORMATION

The lease is granted to Arun Estates Limited, (company No. 02597969) The largest independent estate agent in the Southeast, with a network of over 100 high-street branches. They have a strong trading history and their last published accounts (2022) show a turnover in excess of £60,000,000.

The Tenant renewed their lease in July 2017 at a rent of £15,000 for a further term of 10 years.

The residential flat is occupied under an assured shorthold tenancy agreement at a rent of £1,025 per calendar month.

## VAT

TBC.

## PROPOSAL

Offers are sought in the region of **£450,000 (Four Hundred and Fifty Thousand pounds)** subject to contract.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact agents:-

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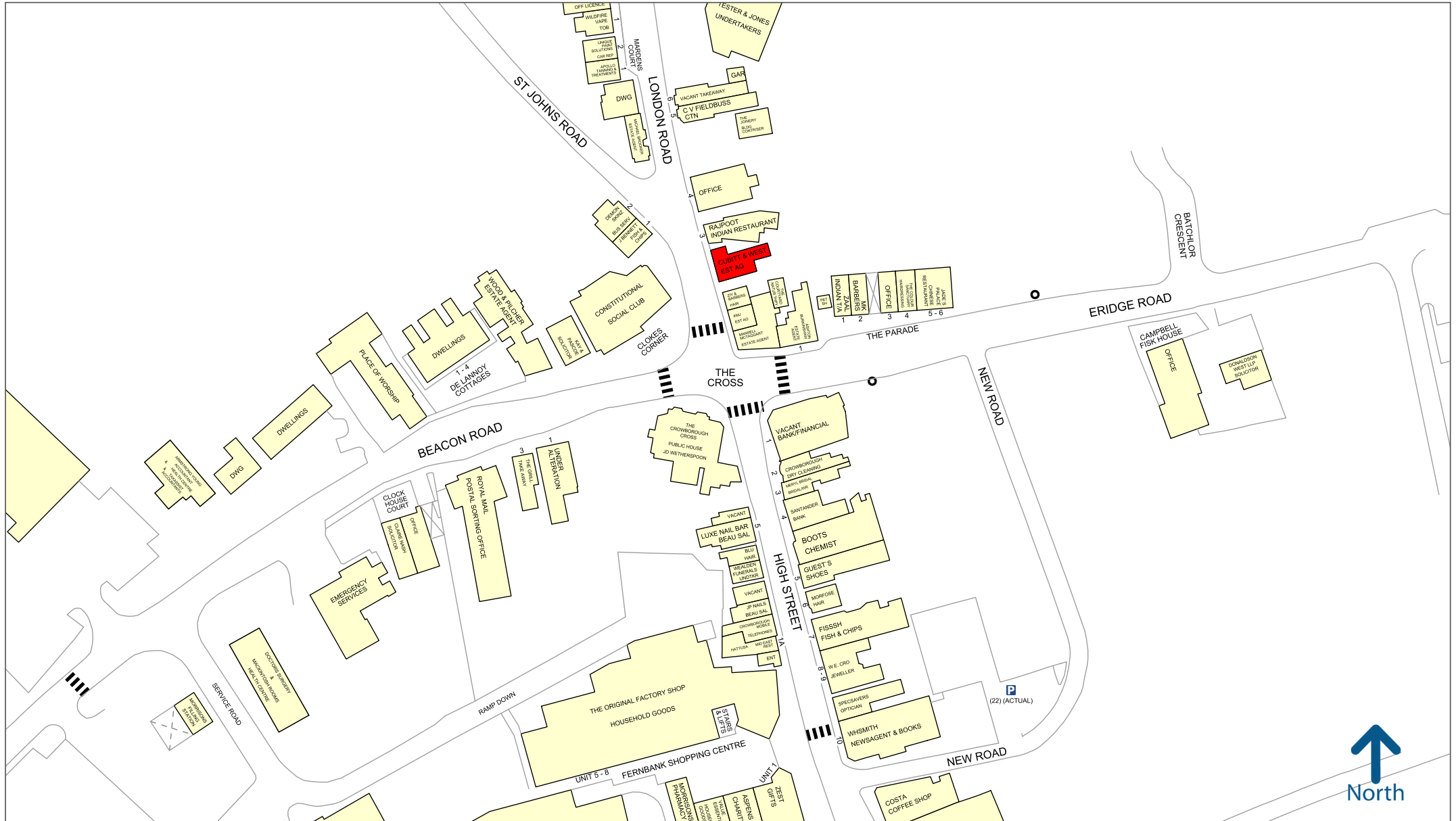
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