



chartered surveyors
and property consultants



The Regent • The Broadway • Crowborough • East Sussex TN6 1DA

Residential Development & Investment Opportunity

Planning consent for conversion of office/ leisure space into 10 apartments - with parking

Ground floor leased to Lloyds Bank Plc

COMMERCIAL

Location

Located in the centre of Crowborough close to the junction of the High Street with Croft Road. There are a wide range of retail facilities on hand, and the property is a short walk to Waitrose Supermarket. The closest main line train station is located at Jarvis Brook being 1.5 miles distant via Crowborough Hill.

Description

The building comprises, ground, basement, and 3 upper floors, together with a separate parking area for at least 20 cars. The upper floors comprise self-contained office / leisure space, totaling a gross internal area of approximately **10,398 sq ft** (966 sq m).

The ground and basement level have the following areas:

Ground – 2,607 sq ft (242.2 sq m)

Basement - 1,508 sq ft (140.1 sq m)

**These areas have been taken for the VOA website and subject to verification.*

The property has planning consent to convert the upper floors into 10 apartments under planning reference WD/2017/0323/MAJ.

Proposed Accommodation

Floor	Unit no.	Accommodation	sq m	sq ft
1 st	1	Studio	49.3	531
1 st	2	1 bedroom	72.8	784
1 st	3	1 bedroom	90.6	975
1 st	4	2 bedroom	87.7	944
2 nd	5	Studio	49.3	531
2 nd	6	1 bedroom	72.8	784
2 nd	7	1 bedroom	90.6	975
2 nd	8	2 bedroom	87.7	944
3 rd	9	2 bedroom	76.2	820 (above 1.5m height)
3 rd	10	3 bedroom	113.0	1216 (above 1.5m height)
			790	8504 (GIA)

Full plans available on request.

Planning Contributions

There is a Community Infrastructure Levy (CIL) obligation with a SANGS and/or SAMMS payment, in relation to the protection of the Ashdown Forest, which requires a combined payment of £152,861.54 as a condition of the planning consent. Further details available on request.

Occupational Lease

The ground and basement are occupied by Lloyds Bank Plc on a full repairing and insuring basis, for a term of 10 years from 24th June 2015. The current rent is £37,000 per annum, exclusive of all other outgoings. There is a rent review due on the 24th June 2020. There was a Deed of Variation entered into on the 31st May 2018, removing a break clause in lieu of a rent free period till 24th December 2018. The lease and Deed of Variation are available on request.

Price

Offers are being sought in excess of **£1,550,000** for the freehold interest, subject to the occupational lease. Alternatively consideration will be given to a sale of the upper parts & car park, only, with offers in excess of **£975,000** being sought.

The purchase price **will not** attract VAT.

Tenure

Our clients own the freehold interest.

Further Details

Contact Rupert Cochrane - **01892 552500** / rupert.cochrane@durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED www.durlings.co.uk

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

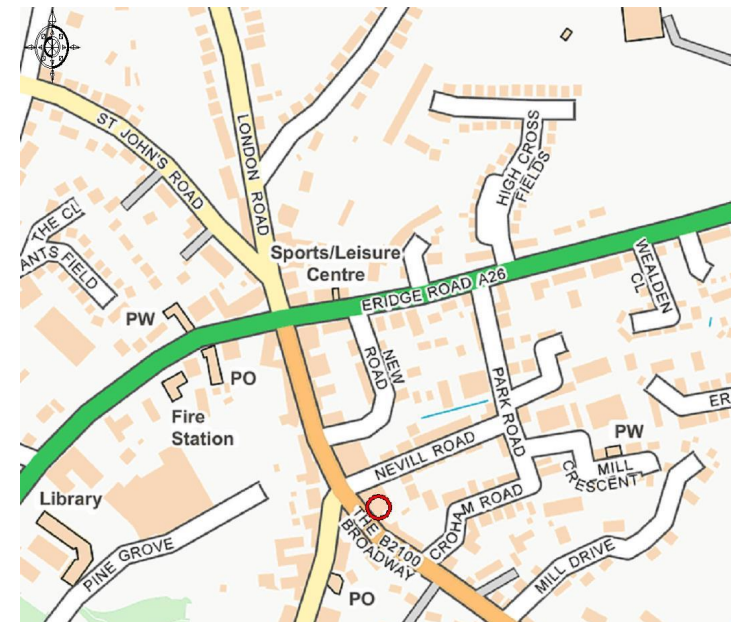
(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

(iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.

(iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.

(v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.





Viewing Details
Description

