

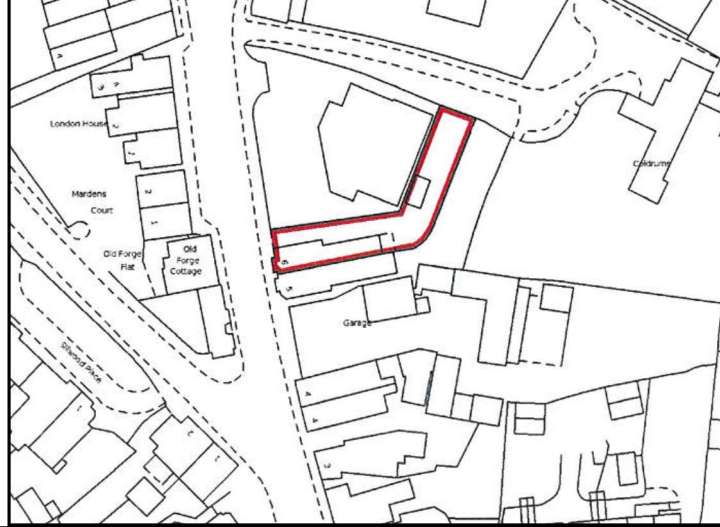


chartered surveyors
and property consultants



6 London Road • Crowborough • East Sussex TN6 2TT

Commercial Property - **For Sale** - comprising retail / take away with extensive ancillary and residential accommodation-1896 sq ft (176 sq m)



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COMMERCIAL

Location

The market town of Crowborough, East Sussex is located between Tunbridge Wells and Uckfield, approx 45 miles due south of London. The town is dissected by the A26 which provides a route to Lewes via Uckfield, picking up the A22. The closest railway station is Jarvis Brook, on the edge of Crowborough, with services to London Victoria and London Bridge via East Croydon. The property is close to The Cross – where London Road and Eridge Road (A26) cross – with the High Street beyond. London Road becomes principally residential, interspersed with commercial buildings.

Description

The original part of the property is semi-detached, fronts London Road, and is arranged primarily over Ground and 1st Floors. The Ground Floor comprises a small shop, kitchen, and stores, and the 1st Floor comprises living accommodation. Both floors have been substantially extended. There is a gated driveway and undercroft parking to the side, with further hard standing, a garage, and garden at the rear. We are of the opinion the property could be converted to smaller units with, perhaps, a new unit built at the rear (on the garage / garden area) – subject to all the necessary consents.

Floor Areas

<u>Ground Floor</u> –	
Front take away area –	183 sq ft (17.04 sq m)
Kitchen –	164 sq ft (15.27 sq m)
Preparation area –	132 sq ft (12.24 sq m)
Bathroom / WC & corridor	58 sq ft (5.38 sq m)
Preparation / storeroom	110 sq ft (10.19 sq m)
Storeroom	56 sq ft (5.24 sq m)
<u>Basement</u> –	
	153 sq ft (14.24 sq m)
<u>First Floor</u> –	
Front room–	332 sq ft (15.81 sq m)
Middle room –	91 sq ft (8.48 sq m)
Shower room / WC –	34 sq ft (3.20 sq m)
Rear rooms (overall) –	376 sq ft (34.90 sq m)
<u>Roof space</u> –	207 sq m (19.20 sq m)
Total Floor Area -	1896 sq ft (176.14 sq m) NET INTERNAL AREA
Outside – single garage & undercroft car space. Rear garden / yard area.	

Tenure

Freehold

Price

Offers in excess of **£395,000**

Viewing Arrangements

Strictly by appointment through sole agent's office.

Details Revised : 12.04.22



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