

CROWBOROUGH

THE REGENT, THE BROADWAY TN6 1DA



Shop To Let

LOCATION

Crowborough is located in East Sussex with a population of c. 23,000 people (Census 2024). The town lies approximately 7 miles south-west of Royal Tunbridge Wells, 15 miles north of Eastbourne and 35 miles south of Central London. Crowborough benefits from good transport connections with the A26 running through the town providing links north to London and the A21 and south towards Uckfield and Lewes.

The subject property occupies a prominent position on The Broadway, which forms a continuation of the High Street. The immediate vicinity comprises a strong mix of national and independent occupiers, including **Morrisons, Specsavers, Costa Coffee, Domino's, Savers, Waitrose and Boots.**

ACCOMMODATION

The unit is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

Sales	242.2 sq m	2,607 sq ft
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The lower ground floor may also be available which comprises an additional c. 1,500 sq ft and benefits from rear access.

TERMS

The property is available by way of a new effectively full repairing and insuring lease at a commencing rent of **£30,000 per annum.**

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value £26,500

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

LEGAL FEES

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

ANTI-MONEY-LAUNDERING

The successful tenant will be required to fulfil anti money-laundering requirements in accordance with the Money Laundering Regulations.

CONTACT

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

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Subject to Contract and Exclusive of VAT

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