

FOR SALE  
£450,000

2 BEECHVIEW  
WALSHES ROAD  
CROWBOROUGH  
EAST SUSSEX

Investment Highlights:

- 2 commercial units
- Asset Management opportunities
- Privately held freehold
- Independent 4 bed flat - subject to planning - redevelopment potential
- Rear yard for development



**A FREEHOLD INVESTMENT OF 2  
COMMERCIAL UNITS WITH 4 BED  
RESIDENTIAL FLAT ABOVE AND REAR YARD  
AREA**

**2 BEECHVIEW  
WALSHEs ROAD  
CROWBOROUGH  
EAST SUSSEX**

**LOCATION**

2 Beechview is situated in a largely residential area some 1.5 miles from the main town centre where retailers such as Morrisons, Waitrose, Lidl are situated are about 1.5 miles from the town centre, close to Crowborough & Jarvis Brook railway station with services to Uckfield and London Bridge/Victoria via East Croydon & Clapham Junction. Tunbridge Wells is about 7 miles, East Grinstead about 13 miles and Uckfield about 9 miles.

**DESCRIPTION**

Beechview 2 consists of 2 commercial units, forecourt parking, 4 bed flat above together with a rear yard/ parking area with 3 blockwork garages and 2 timber clad storage units.

The flat is leased separately on an annual licence. Car parking in front of the retail parade is included as well as the yard to the rear.

**ASSET MANAGEMENT**

Opportunities to increase short term income . Due to the plot size and subject to all necessary planning consents there is the possibility for redevelopment at the rear of the site.



**BUSINESS RATEABLE VALUES: 1 April 2023 to present**

2 Beechview Parade - £4,600

Small Business rate relief is applicable for these properties with rateable values below £15,000.

**TENURE**

The freeholds are held under the following title numbers:  
ESX252137, ESX270829, ESX247338

**TENANCY SCHEDULE**

PROPERTY	DESCRIPTION	RENT PER ANNUM	ERV
2 Beechview	Commercial	£6,600	£6,750 pa
2 Beechview	Commercial	£7,200	£7,500 pa
3 Beechview	Residential (4 bed)	£14,400	£15,600 pa
Rear Store	Storage	£1,200	£1,800 pa
Rear Store	Storage	£1,200	£1,800 pa
Garage	Garage	£720	£1,200 pa

All tenancies are held on short term annual licences.

**COUNCIL TAX**

The residential properties:-

3 Beechview Parade, Walshe's Road, Crowborough - Band A

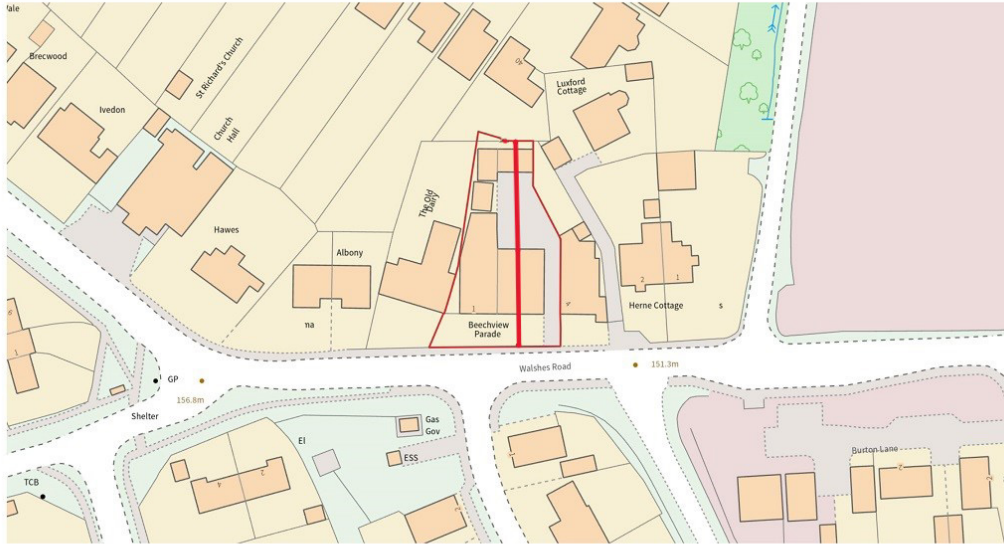
Business and Council tax rates payable are generated via Wealden District Council. [www.wealden.gov.uk](http://www.wealden.gov.uk).

**TERMS**

Offers are invited in the region of £450,000 for the freehold asset, subject to the existing income.



Beechview Parade, Crowborough



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Site and Location Plans - for identification purposes only.

### VIEWING

For viewing and further information please contact the selling agents RH & RW Clutton Benedict Hall

**RH & RW Clutton East Grinstead Office - 01342 410122**

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