



Telephone
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Website
www.lawsoncommercial.co.uk

**Superb Window Frontage - Few Yards Waitrose
Lockup Shop To Let
HAZELWOOD HOUSE
1 CROFT ROAD, CROWBOROUGH TN6 1DL**



LOCATION

Situated in the heart of Crowborough town centre being only yards away from **Waitrose** and the free shoppers central car park. Other businesses located in the immediate vicinity include the Post Office, The Pet Food Shop and Chappells Pharmacy.

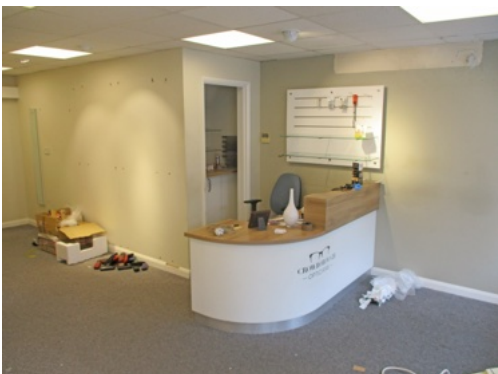
ACCOMMODATION

The premises comprise an interestingly shaped shop which is effectively triangular and arranged as display, consulting room and reception. In more detail the premises are arranged as follows:

Shop	Maximum internal width	37'3"	(11.4m)
	Depth	25'6"	(7.8m)
	Approx overall area	600 sq ft	(55.7 sq m)
	Suspended ceilings with inset lights + air conditioning/ heating units.		

Within this area is:

Consulting room	Max. dimensions	12' x 12'9"	(3.7m x 3.9m)
	Large walk-in cupboard having folding doors and of irregular shape, 7'9" x 4'6" (2.4m x 1.4m)		



To the rear:

Kitchenette

3'9" x 7'3" (1.1m x 2.2m) having sink unit with cupboards under, wall units + shelving. Door to:

Cloakroom

Disabled compliant having low level w.c. + hand basin.

continued

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SHOPS
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OFFICES
■
FABRIQUES
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WAREHOUSES
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INVESTMENTS
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LAND
■
VALUATIONS
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SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
■
RATING
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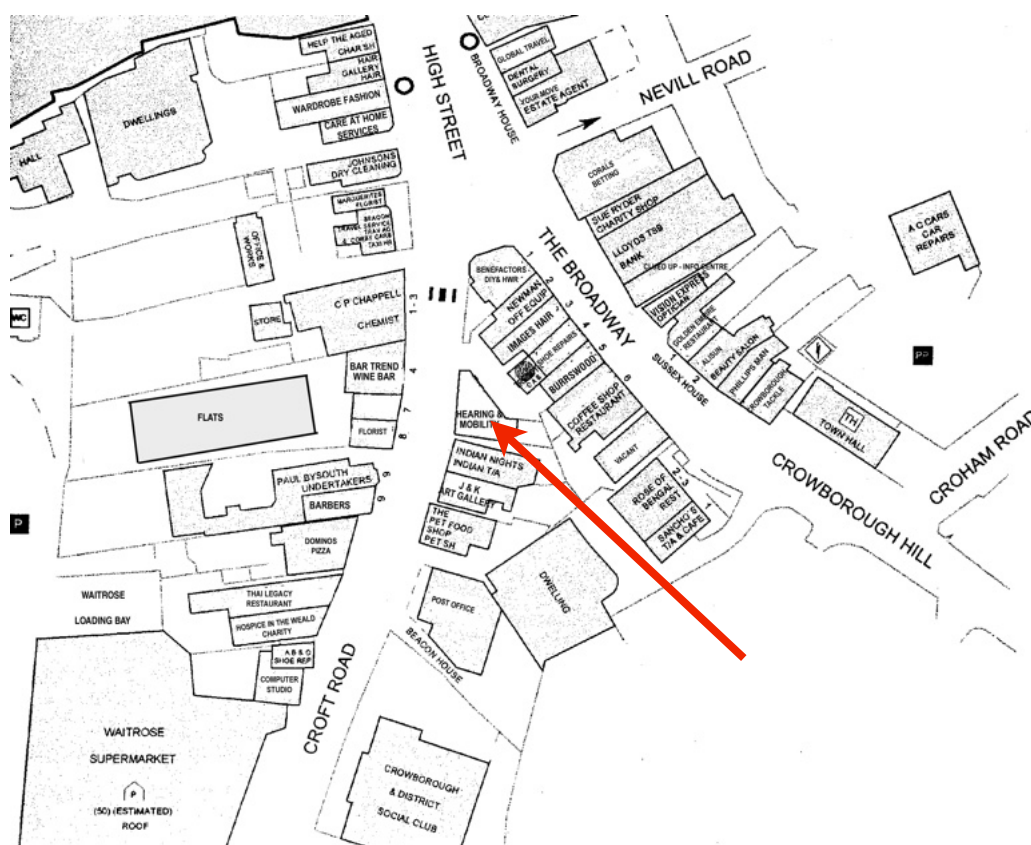
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2. I Croft Road, Crowborough

TERMS	New 5 year lease on a proportionately full repairing and insuring basis.	
RENT	£18,000 per annum exclusive of rates.	
RATES	Local Authority: Wealden Rateable value : £18,250	SBR (26/27): 49.9p
VAT	Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.	
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	
EPC	Energy performance certificate Band C (66).	
VIEWING	Strictly by prior appointment with agents, Lawson Commercial .	

262005



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.