

**FOR SALE
FREEHOLD
INVESTMENT OPPORTUNITY**



Library photograph

FOR SALE - FREEHOLD - Mixed Use Investment Opportunity
Producing £102,100 PA
Croham House, Croham Road, Crowborough TN6 2RW

When experience counts...

est. 1828
bracketts

LOCATION / SITUATION

The property is located in Crowborough approximately 35 miles south of central London and approximately 7 miles south west of Royal Tunbridge Wells.

The property is situated on the northern side of Crowborough Hill at its junction with Croham Road. It occupies a highly prominent and visible location on the edge of the town centre approximately 300 metres from Waitrose. There is a main line station at Jarvis Brook with an average journey time to London Bridge of around 70 mins. Gatwick airport is approximately 23 miles away.

DESCRIPTION

An attractive stone-faced building with 1980's built three storey extension to the rear. Previously used as a solicitors office the building was converted by our client in 2020 to provide eight contemporary apartments and a small commercial unit. There is gated car parking to the rear.

TENURE

Freehold subject to existing occupational leases, and tenancies.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

GUIDE PRICE

£1,850,000 [ONE MILLION EIGHT HUNDRED AND FIFTY THOUSAND POUNDS]

TENANCY SCHEDULE

Address	Type	Tenant	Lease / Tenancy	Passing Rent
Unit 1 - GF	Comm	Private individual	Six year lease from 06.10.22 Tenant Break 06.10.25 Outside LL& T Act 1954	£4000 per annum
Flat 1 - GF	Res 1 Bed	Private individual	AST - 12 months from 22.07.22	£935 per month DPS Deposit £1078.75
Flat 2 - GF	Res 2 Bed	Company	Company Let - 12 months from 11.07.22	£1100 per month DPS Deposit £1523.08
Flat 3 - GF	Res 1 Bed	Private individuals	AST - 12 months from 06.12.22	£910 per month DPS Deposit £1009.62
Flat 4 - FF	Res 2 Bed	Private individuals	AST - 12 months from 31.10.22	£1150 per month DPS Deposit £1326.92
Flat 5 - FF	Res 1 Bed	Private individual	AST - 12 months from 30.03.22	£900 per month DPS Deposit £1009.61
Flat 6 - FF	Res 1 Bed	Private individual	AST - 12 months from 11.07.22	£975 per month DPS Deposit £1125
Flat 7 - SF	Res 1 Bed	Private individual	AST - 12 months from 22.02.23 Statutory Periodic	£905 per month DPS Deposit £1009
Flat 8 - SF	Res 2 Bed	Private individual	AST - 12 months from 23.11.22	£1300 per month DPS Deposit £1500
				£102,100 PER ANNUM

VAT

We are advised that VAT is not applicable.

LEGAL COSTS

Each party to pay its own legal costs.

ACCOMMODATION

Unit 1	NIA approx. 165 sq ft [15.2 m ²]
Flat 1	GIA approx. 548 sq ft [50.9 m ²]
Flat 2	GIA approx. 640 sq ft [59.4 m ²]
Flat 3	GIA approx. 706 sq ft [65.6 m ²]
Flat 4	GIA approx. 656 sq ft [61.0 m ²]
Flat 5	GIA approx. 610 sq ft [56.7 m ²]
Flat 6	GIA approx. 701 sq ft [65.1 m ²]
Flat 7	GIA approx. 576 sq ft [53.5 m ²]*
Flat 8	GIA approx. 1226 sq ft [113.8 m ²]*

* Some areas with restricted head height below 1.5m due to eaves

Note - Flat floor areas provided by Listed Building Surveys Ltd - floorplans available upon request

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that property is assessed as follows:

Unit 1 - Rateable Value £3,250

Flat 1 - Band B	Flat 2 - Band B	Flat 3 - Band B
Flat 4 - Band B	Flat 5 - Band B	Flat 6 - Band B
Flat 7 - Band C	Flat 8 - Band B	

VIEWING

Strictly by prior appointment with the sole agent Bracketts - Contact:

Darrell Barber MRICS

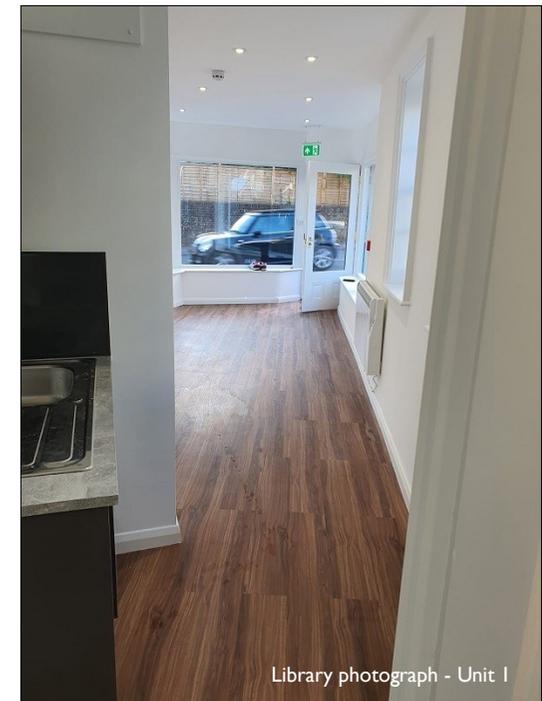
Tel: 01892 559507

Mob: 07739535468

Email: darrell@bracketts.co.uk



Library photograph



Library photograph - Unit 1



Library photograph - Flat 7



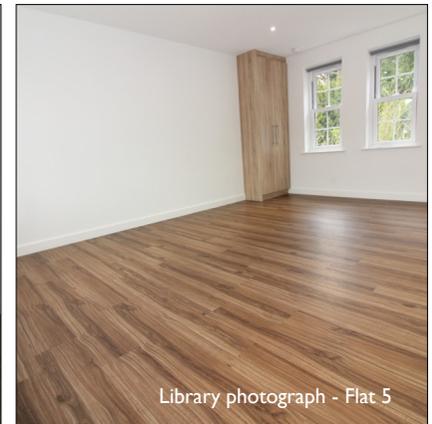
Library photograph - Flat 6



Library photograph - Flat 5



Library photograph - Flat 8



Library photograph - Flat 5