

FOR SALE
*** REDUCED PRICE ***



FOR SALE OR TO LET - TWO ADJOINING TOWN CENTRE OFFICES
TOTAL NIA Approx. 821ft² [76.3m²]
LGF, 4 London Road, Crowborough, East Sussex TN6 2TT

When experience counts...

est. 1828
bracketts

FOR SALE / TO LET

TWO TOWN CENTRE OFFICES
TOTAL NIA APPROX. 821 FT² [76.3M²]

OFFICE 1 & OFFICE 2
LOWER GROUND FLOOR
4 LONDON ROAD
CROWBOROUGH
EAST SUSSEX
TN6 2TT



27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

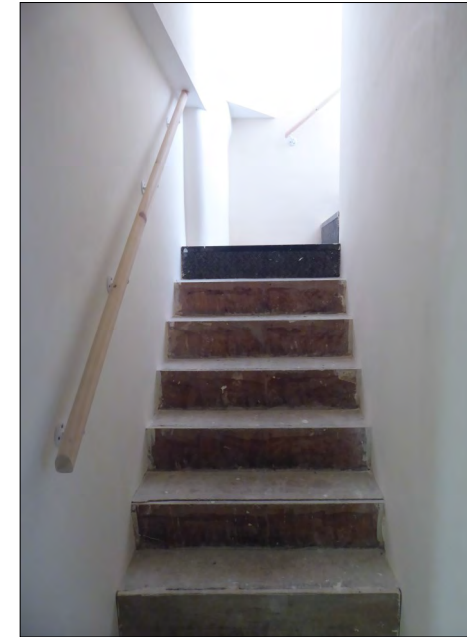
Tel: (01892) 533733 Fax: (01892) 512201

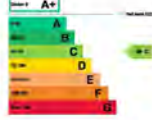
E-mail: tunbridgewells@bracketts.co.uk

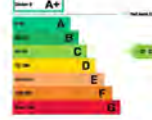
www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy performance certificate (EPC)	
Office 1 (2000sqm) 27/29 High Street Tunbridge Wells TN1 1UU	Energy rating: C Valid until: 13 March 2025 Continuity number: 2853-9150-5312-1967-5196
Property type	B1 Offices and Workshop businesses
Total floor area	41 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is C. 	

Energy performance certificate (EPC)	
Office 2 (2000sqm) 27/29 High Street Tunbridge Wells TN1 1UU	Energy rating: C Valid until: 13 March 2025 Continuity number: 5312-9150-5312-1967-5196
Property type	B1 Offices and Workshop businesses
Total floor area	49 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is C. 	

LOCATION / SITUATION

The property is located in Crowborough, East Sussex approximately 7 miles south west of Royal Tunbridge Wells and approximately 8 miles north of Uckfield.

The property is located on London Road approximately 50 metres north of the Crowborough Cross junction.

The offices are accessed via a private entrance on the southern elevation of the building.

DESCRIPTION

Two adjoining lower ground floor offices accessed via a shared entrance and stairwell. Each office benefits from a kitchen, WC, electric heating and an air circulation system. Our client is looking to sell or let the two offices as a single lot.

ACCOMMODATION

Ground Floor:

Entrance hall and staircase leading to:

Lower Ground Floor:

Office 1: NIA approx. 351ft² [32.6m²]

Office 2: NIA approx. 470ft² [43.6m²]

TENURE

Option 1

A new ground lease for a term to be agreed with vacant possession.

Offers in excess of £90,000 (Ninety Thousand Pounds) for both offices (assuming a single transaction). VAT payable if applicable.

Option 2

The premises are available by way of a new lease for a term to be agreed. The provisions of Sections 24-28 inclusive are to be excluded from the lease.

Guide rent of £700 per month exclusive (£8,400 per annum exclusive) for both offices. VAT payable if applicable.

The ingoing tenant will be required to provide a rental deposit to be held throughout the term.

BUSINESS RATES

Enquiries of the VOA website indicate that the suites are described as “Offices & Premises” with Rateable Values of £2,025 (Office 1) and £2,850 (Office 2).

The small business non-domestic rating multiplier for 2025/2026 is 49.9 pence in the £.

Any interested applicant must rely upon its own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment through the sole agents:

Bracketts: 01892 533733

Contact: Darrell Barber MRICS
darrell@bracketts.co.uk
07739 535468



OPTION 1: SUBJECT TO CONTRACT AND PROOF OF FUNDS

OPTION 2: SUBJECT TO CONTRACT AND RECEIPT OF SATISFACTORY REFERENCES, DESPOSIT ETC

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.

