



FOR SALE - FREEHOLD WITH VACANT POSSESSION
TOTAL NIA Approx. 210.0m² [2,261ft²]
2 The Broadway, Crowborough, East Sussex TN6 1DF

When experience counts...

est. 1828
bracketts

**FOR SALE
FREEHOLD
WITH VACANT POSSESSION**

**(DEVELOPMENT POTENTIAL -
SUBJECT TO PLANNING)**

NIA APPROX. 210.0M² (2,261FT²)

**2 THE BROADWAY
CROWBOROUGH
EAST SUSSEX
TN6 1DF**

bracketts est. 1828

27/29 High Street
Tunbridge Wells
Kent

TN1 1UU

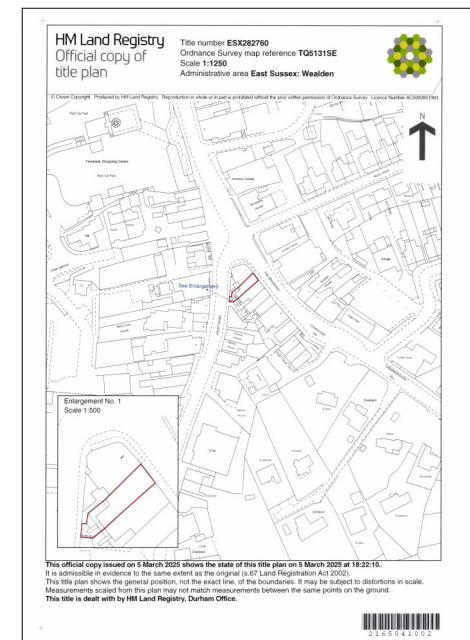
Tel: (01892) 533733

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Red Lines indicative only

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 situated in the centre of the town on the south side of the Broadway close to its junction with Croft Road. The upper floors have direct access off Croft Road.

DESCRIPTION

Imposing four-storey (plus basement) mid-terrace building. The ground and basement floors were most recently used as an estate agency office. The upper floors compromise offices and can be accessed internally from the ground floor premises or via an independent entrance on Croft Road. Our client believes the property may have development potential (subject to planning, etc.).

ACCOMMODATION

Ground Floor:

Sales	NIA approx. 46.0m ² (496ft ²)
Kitchen	NIA approx. 9.1m ² (99ft ²)
Store	NIA approx. 2.4m ² (26ft ²)
WC	

Basement:

Stores	NIA approx. 48.1m ² (518ft ²)
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First Floor:

Reception	NIA approx. 9.3m ² (101ft ²)
2x offices	NIA approx. 38.2m ² (412ft ²)
2x WC's	

Second Floor:

2x offices	NIA approx. 37.2m ² (401ft ²)
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Third Floor:

Office	NIA approx. 19.3m ² (208ft ²)
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Total NIA	Approx 210.0m ² (2,261ft ²)
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TENURE:

Freehold with vacant possession.

GUIDE PRICE

£270,000 (Two Hundred and Seventy Thousand Pounds).

VAT

We are advised that VAT is not applicable.

BUSINESS RATES

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

Ground Floor & Basement: Shop & Premises
Ratable Value: £11,750.

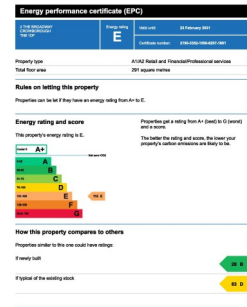
First, Second & Third Floor: Offices & Premises
Ratable Value £10,000.

The small business non-domestic rating multiplier for 2026/2027 is 43.2 pence in the £. Any applicant must rely upon its own enquiries of the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by prior appointment through the sole agent:

Bracketts:
Darrell Barber MRICS
M: 07739 535468
E: darrell@bracketts.co.uk



Subject to contract, proof of funds & completion of anti-money laundering due diligence. 09.10.26/DB

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.



Ground Floor



Ground Floor



Ground Floor



First Floor



First Floor



First Floor



Second Floor



Second Floor