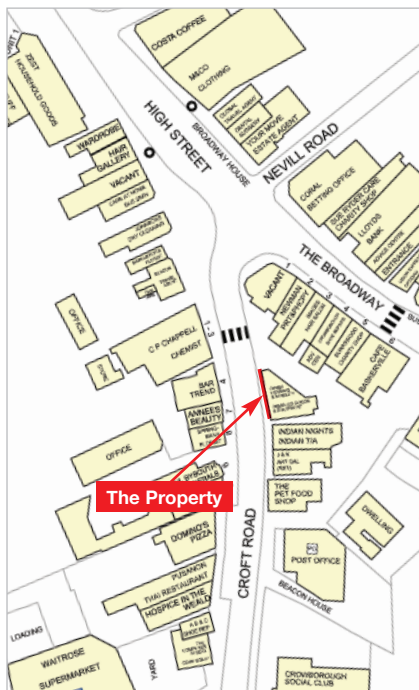


Crowborough
Hazelwood House
1 Croft Road
East Sussex
TN6 1DL

- Freehold Shop and Residential Ground Rent Investment
- Shop let on a new 6 year lease
- Town centre location close to Waitrose
- Fixed rental uplifts on both leases
- No VAT applicable
- Total Current Rents Reserved **£14,050 pa with fixed rental uplifts**



Tenure
 Freehold.

Location
 Crowborough is an affluent town with a population of approximately 20,000. The town is situated on the A26 between Royal Tunbridge Wells, 7 miles to the north-east, and Uckfield to the south. Communications are afforded via the A26 which in turn provides access to the A21 and M25 Motorway.
 The property is situated in the town centre on the east side of Croft Road, close to its junction with High Street and The Broadway.
 Occupiers close by include Waitrose and Morrisons supermarkets (both with large car parks), Johnsons Dry Cleaners, Coral, M&Co, Costa, WH Smith and NatWest.

Description
 The property is arranged on ground and two upper floors to provide a ground floor shop, which has recently been fitted out. The upper floors comprise a maisonette, which has been sold off on a long lease.

VAT
 VAT is not applicable to this lot.

Documents
 The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
 EPC Rating 66 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Owen Hearing Care Limited and Eye Concern Limited (1)	Gross Frontage 12.25 m Net Frontage 11.35 m Shop Depth (Max) 9.00 m Built Depth (Max) 10.30 m	(40' 2") (37' 3") (29' 6") (33' 9") 6 years from 29.11.2016 FR & I	£14,000 p.a.	Rising to £16,000 on 29.11.2017 and then by £500 p.a. until 2021
Upper Floors	Individual	First Floor – Residential	125 years from 01.01.2007	£50 p.a.	Rising to £150 on 01.01.2033 and £350 on 01.01.2083

(1) Website Address: www.owenhearing.com

Total £14,050 p.a.