

# Crowborough

## The Old Fire Station

### High Street

### East Sussex

### TN6 2QB

- Freehold Shop and Ground Rent Investment
  - Shop let on a lease expiring in 2027 (1)
  - Affluent East Sussex commuter town
  - Well located opposite Santander and Boots
  - No VAT applicable
  - Shop Rent Review 2020
  - Total Current Rent Reserved
- £10,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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 located on the west side of the High Street, close to The Cross junction. Occupiers close by include Santander (opposite), Boots the Chemist, NatWest, WH Smith, Costa Coffee, M&Co and Barclays, amongst many other local and national retailers. Waitrose and Morrisons are located nearby, with large car parks.

## Description

The property is arranged on ground and one upper floor to provide a ground floor shop presently trading as a café/deli which has recently been extensively refurbished. The first floor has been sold off on a long lease.

## VAT

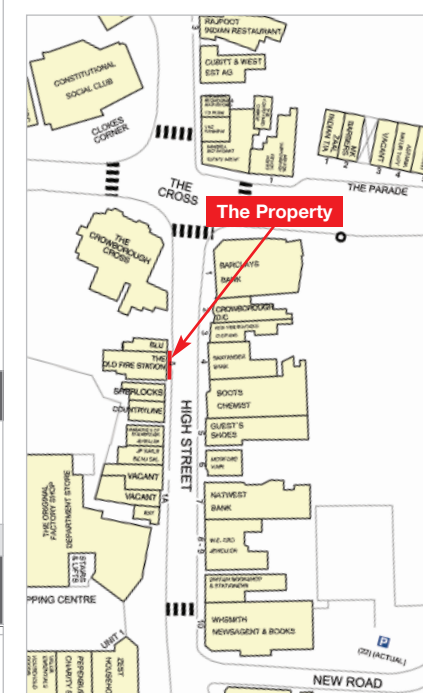
VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.



Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	A La Clarke Catering Ltd (2) (t/a The Old Fire Station)	Gross Frontage	6.20 m	(20' 4")	10 years from 23.06.2017 (1) Rent review every 3rd year FR & I	£10,000 p.a. (Rent deposit £2,500 held)	Rent Review 2020
		Net Frontage	5.20 m	(17' 1")			
		Shop Depth	15.05 m	(49' 5")			
		Built Depth	15.40 m	(50' 6")			
		Ground Floor	82.80 sq m	(891 sq ft)			
First Floor	Mipad Living Limited	First Floor			999 years from 24.04.2017	Peppercorn	Reversion 3016
(1) There is a tenant's break option at the end of the fifth year. (2) Website Address: <a href="https://www.tofscrowborough.co.uk/">https://www.tofscrowborough.co.uk/</a>							Total £10,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms S Jones, SCJ Solicitors. Tel: 01286 677897 e-mail: [samantha.jones@scjsolicitors.co.uk](mailto:samantha.jones@scjsolicitors.co.uk)