Delightful Bijou Office Suite With Car Space
Long Leasehold For Sale - Ideal Small Clinic
4 BANK BUILDINGS, LONDON ROAD
CROWBOROUGH TN6 2TT



LOCATION

Situated in the heart of Crowborough being a few yards from Crowborough Cross. The suite is approached via a private driveway between Cubitt & West and Ziy Barbers leading to a courtyard with a car space. Other businesses in the area include KMJ Property and Mansell McTaggart together with the Constitutional Club.

ACCOMMODATION

The premises comprise a small ground floor office suite with courtyard access.

Reception 12'3" x 12'3" (*3.7m x 3.7m*) **150 sq ft (*13.9 sq m*)**
Laminate floor + inset lights. Door to:

Office 1 13' x 15'6" (*4.0m x 4.7m*) **202 sq ft (*18.8 sq m*)**
Laminate floor, strip lights + electric floor heater.
Door to:

Corridor Access to fire exit and to cloakroom having w.c & vanitory unit with basin.

From reception, door to:



Rear office 2
10'6" x 9'9" (*3.2m x 3.0m*)
100 sq ft (*9.3 sq m*)
Wood block flooring + door to fire escape corridor.

Total Overall Office Area
452 sq ft (*42.0 sq m*)

continued

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2. **4 Bank Buildings, Crowborough**

Outside The courtyard at the entrance provides 1 car space, accessed from London Road, + a bin storage area.

TERMS The premises are held on a lease of 125 years from 25th March 1996 at a peppercorn ground rent.

PRICE £85,000 for the long leasehold interest.

RATES Local Authority: Wealden SBR(26/27): 43.2p
Rateable value: £5,800

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT VAT is not charged on the rent.

SERVICE CHARGE The occupier pays 13.99% of the building insurance costs, one third of the costs of the internal decoration and associated costs of decorating the corridor and 27.5% of the costs of maintaining the courtyard. We are informed that currently the Vendor pays £230 per quarter to cover service charges including building insurance. No contributions for maintaining the courtyard or corridor have been requested.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC The Vendor has been advised that an energy performance certificate is required.

VIEWING Keys with agents, **Lawson Commercial.**

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Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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