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www.lawsoncommercial.co.uk

Prominent Lockup Shop/Office To Let **3 LONDON HOUSE, LONDON ROAD** **CROWBOROUGH TN6 2TR**



LOCATION

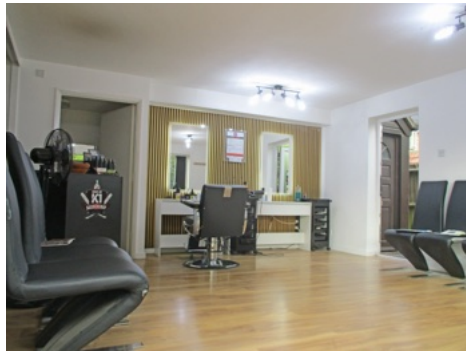
Situated at the end of a parade of shops fronting London Road just a few yards north of Crowborough Cross. The premises immediately adjoin Alteus wine merchants. Other trades in the parade include an estate agent and a paint specialist. Directly opposite is a funeral directors. Other concerns in the vicinity include a newsagents and a tanning salon.

ACCOMMODATION

The premises comprise a lockup Class E unit suitable for use as a shop or office, being part of a parade with flats above. It is currently fitted out as a barbers and has a separate side access and allocated car parking in the occupiers car park situated at the rear and accessed from St Johns Road.

Internal width 17' (5.2m)
Depth 17'6" (5.3m)
Sales area 297 sq ft (27.6 sq m)

Smooth plastered wall and ceilings, LED spotlights, laminated wood effect flooring + acoustic feature wall.



Access to inbuilt cupboard and kitchen area. Side door to outside + door at rear to:

Cloakroom
Disabled compliant with w.c. + hand basin with water heater over.

Outside To the front of the parade is a useful layby.

continued

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SHOPS
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OFFICES
■
FABRIKES
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WAREHOUSES
■
INVESTMENTS
■
LAND
■
VALUATIONS
■
SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
■
RATING
■

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2.	3 London House, London Road, Crowborough
TERMS	New 6 year lease on a proportionately full repairing and insuring basis with a mutual break clause after 3 years with 6 months prior notice.
RENT	£6,000 per annum exclusive of rates + VAT.
RATES	Local Authority: Wealden Rateable value : £6,600 SBR(26/27): 43.2p
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 .
SERVICE CHARGE	There is service charge levied for maintenance of the building + building insurance. Currently £639.96 pa. + VAT.
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
EPC	Energy performance certificate Band D (76).
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.

262809



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed by 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.