

PRIME RETAIL UNIT TO LET

7 HIGH STREET, CROWBOROUGH, TN6 2PU

7-8 Conduit Street
London W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Highly prominent retail unit on Crowborough High Street.**
- **Well configured unit.**
- **Affluent market town in East Sussex.**

LOCATION

The property is located in a prominent position on High Street in close proximity to the entrance to Fernbank Shopping Centre, anchored by a 60,000 sq ft Morrison's Supermarket.

Nearby retailers include WH Smith, Costa Coffee, M&Co, Boots and a short distance from Waitrose Supermarket.

RENT

£25,000 per annum exclusive of rates, service charge and VAT (if applicable).

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RATES

Rateable Value (18/19) £21,697

Interested parties should verify these figures with the Wealden District Council and to confirm the UBR and rates payable on the property .

ACCOMMODATION

The premises provide the following approximate gross internal floor areas:-

Ground Floor Sales: 185.80 sq m 2,000 sq ft
Basement Ancillary: 37.16 sq m 400 sq ft

EPC

An EPC has been requested and will be made available to interested parties.

SPECIFICATION

The premises are handed over in existing condition.

TIMING

Handover is available immediately.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with sole agent:

Vincent Morris
020 7182 7485
Vincent@fawcettmead.co.uk

SUBJECT TO CONTRACT

7 HIGH STREET, CROWBOROUGH, TN6 2PU



Crowborough



50 metres



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