



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
- INVESTMENTS
- LAND
- VALUATIONS
- SURVEYS
- RENT REVIEWS
- LEASE RENEWALS
- RATING

Prominent Prime Trading Location
Vacant Shop + Upper Parts With Planning For Residential Conversion
Freehold For Sale Or May Let
FORMER JOHNSONS CLEANERS
THE BROADWAY, CROWBOROUGH TN6 IDE

LOCATION

Situated in a superb trading location being at the junction of Croft Road, The Broadway and the High Street. The premises are only a few yards from the Fernbank shopping centre anchored by **Morrisons**. Close by are branches of **WH Smith, Sussex Stationers, Costa Coffee, Vision Express** and **M & Co.**

ACCOMMODATION

The premises comprise a ground floor lockup vacant shop which is available to rent. The freehold of the entire building is also available. In more detail the premises are arranged as follows:



Shop

Front section	Depth	35'	(10.7m)
	Internal width	14'6"	(4.4m)
		506 sq ft	(47.0 sq m)
	2 steps up to:		
Rear section	Depth	20'	(6.1m)
	Internal width	10'	(3.0m)
		200 sq ft	(18.6 sq m)
	Total sales area	706 sq ft	(65.6 sq m)

Windows to the rear providing natural light.

Door to:

Small rear covered area

Store	7' x 6'9" (2.1m x 2.1m)	47 sq ft (4.4 sq m)
	with boiler.	

Separate w.c. with hand basin.

Door to outside passageway leading back to High Street.

1st & 2nd Floors - Formerly offices but now vacant

Overall 5 rooms + kitchen & 2 w.c.s with separate access from rear of building **867 sq ft (80.5 sq m)**

continued

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

2. I The Broadway, Crowborough

TERMS

Freehold £370,00 for the freehold interest with vacant possession.

Letting New 5 or 10 year lease on a proportionally full repairing and insuring basis of the ground floor shop at a rent of £16,000 pa exclusive of rates. Incentives available.

PLANNING

Under Planning Reference WD/2020/2698/P01 it has been confirmed that conversion of the upper parts from offices to 2 flats can proceed without prior approval subject to the proposed scheme.

RATES

Local Authority: Wealden SBR (23/24): 49.9p
Rateable value: Ground floor: £11,250
Upper floors: delisted

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

Under the Finance Act 1989 VAT may be chargeable on the rental/price. It is recommended that a prospective tenant/purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES

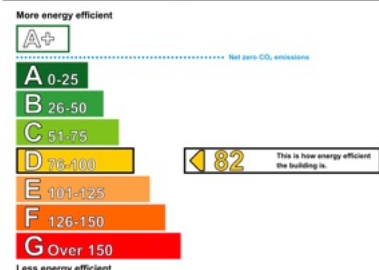
The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

Energy Performance Certificate

1 The Broadway
CROWBOROUGH
TN9 1DE
Certificate Reference Number:
0895-9761-4230-8700-2203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 209
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 96.41
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
74 If typical of the existing stock

VIEWING

Strictly by prior appointment with agents, **Lawson Commercial.**

230607



Accred. No. A6545



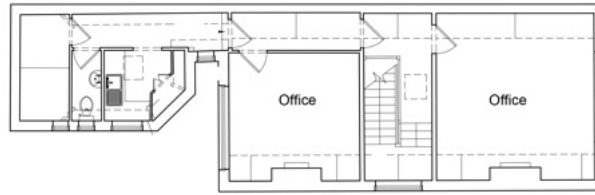
Membership No. T01611

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.

continued

3.

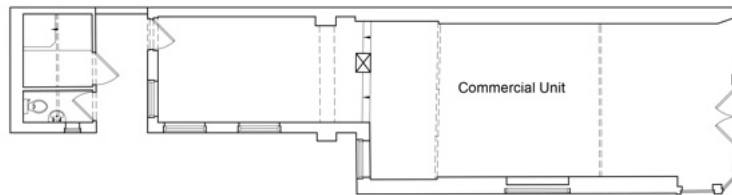
I The Broadway, Crowborough



Existing Second Floor Plan



Existing First Floor Plan



Existing Ground Floor Plan



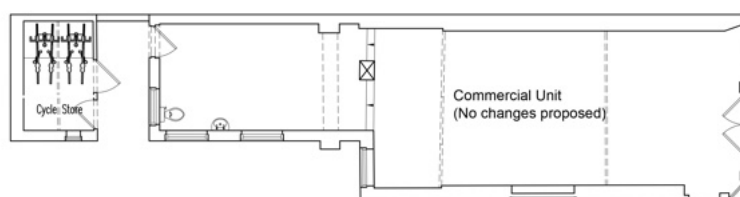
Proposed Second Floor Plan

1 Bedroom 2 Person Flat.
56m² (600sq.ft)



Proposed First Floor Plan

1 Bedroom 2 Person Flat.
56m² (600sq.ft)



Proposed Ground Floor Plan

continued

