



**Telephone**  
**01825 76 44 88**

Website  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

**For Sale or To Let**  
**Shop/Showroom, Rear Workshop & Offices**  
**Prominent Main Road Position - 3,017 sq ft**  
**CRAVEN HOUSE CROFT ROAD, CROWBOROUGH TN6 1HA**



**LOCATION**

Situated in a very prominent position only yards from the junction of Church Road and Croft Road affording easy access to Crowborough town centre as well as the A26 leading to Uckfield and Tunbridge Wells.

**ACCOMMODATION**

The premises have traded for many years as a successful garden machinery shop with large repair workshop at the rear, part covered yard for storage and ancillary offices above. In more detail the premises are arranged as follows + see plans:

**Shop/showroom**

Lefthand section	14' x 15'3" (4.3m x 4.6m)	229 sq ft (21.3 sq m)
Righthand section	12' x 20'9" (3.7m x 6.3m)	249 sq ft (23.1 sq m)
		<b>478 sq ft (44.4 sq m)</b>

Strip lighting, part panelled walls + radiator. Archway to:

<b>Lefthand store</b>	13' x 12' (4.0m x 3.7m)	<b>156 sq ft (14.5 sq m)</b>
	<i>Could be incorporated into retail area.</i>	

<b>Walk-in store</b>	3'6" x 11' (1.1m x 3.4m)	<b>39 sq ft (3.6 sq m)</b>
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<b>Righthand office retail area</b>	11' x 10 (3.4m x 3.0m)	<b>110 sq ft (10.2 sq m)</b>
	Door to:	

<b>Scullery store</b>	7'6" x 12'3" (2.3m x 3.7m)	<b>92 sq ft (8.5 sq m)</b>
	Sink unit, alcove with oil-fired boiler + door to workshop.	
	Door to:	

<b>Parts store I</b>	11'6" x 10' (3.5m x 3.0m)	<b>115 sq ft (10.7 sq m)</b>
	Archway to:	

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- RENT REVIEWS
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- LEASE RENEWALS
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- RATING
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The Granary  
Cornfords Yard  
High Street  
Uckfield  
East Sussex TN22 1RJ

Fax  
01825 76 11 44

Email  
[info@lawsoncommercial.co.uk](mailto:info@lawsoncommercial.co.uk)



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## 2. Craven House, Croft Road, Crowborough

**Parts store 2** 13' x 4'9" (4.0m x 1.4m) **62 sq ft (5.8 sq m)**  
Behind lefthand store.

### Workshop

#### Section 1

14'9" x 13'3" (4.5m x 4.0m)  
**195 sq ft (18.1 sq m)**

Within this area is a w.c.  
Twin timber door to rear yard.

#### Section 2

18'6" x 9' (5.6m x 2.7m)  
**167 sq ft (15.5 sq m)**



#### Section 3

22'6" x 28'3" (6.9m x 8.6m)  
**58.0 sq ft (18.1 sq m)**

Height 9'3" (2.8m)

Strip lights, radiator,  
skylights providing natural light.

Sliding door to:

### Loading bay/ store

24'9" x 16'6" (7.5m x 5.0m) **408 sq ft (37.9 sq m)**  
Sliding door to forecourt.

**Total workshop/store area 1,394 sq ft (129.5 sq m)**

From the workshop area is a staircase leading to:

**1st Floor** Landing with door to kitchen. Door to:

**Office 1** 13'3" x 9'9" (4.0m x 3.0m) **129 sq ft (12.0 sq m)**  
Door to:

**Inner corridor** 7'3" x 14' (2.2m x 4.3m) with doors to:

**Front office 2** 15' x 14' (4.6m x 4.3m) **210 sq ft (19.5 sq m)**

**Cloakroom** 6'6" x 11' (2.0m x 3.4m) **72 sq ft (6.7 sq m)**  
with low level w.c. & hand basin.

continued

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**COMMERCIAL**



Reg. No. S2936

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.

### 3. Craven House, Croft Road, Crowborough



**Kitchen/  
staffroom** 11'3" x 14'3" (3.4m x 4.3m)  
Sink unit + radiators.

**160 sq ft (14.9 sq m)**

**Total office area 571 sq ft (53.0 sq m) including cloakroom**

#### Outside

To the rear of the property is a concrete yard including a covered washdown area:

15'6" x 16'3" (4.7m x 5.0m)

There is a separate side passageway 5' x 55' (1.5m x 16.8m) with twin timber doors exiting onto the forecourt. Within this area is an external oil tank for the central heating.

To the front of the building is a tarmaced forecourt area which provides access to the side passage and also to the side loading door which leads to the workshop. There is also room for customer car parking in front of the shop.



#### Summary of Floor Areas

Retail area 588 sq ft (54.6 sq m) - could be extended

5 storage areas 464 sq ft (43.1 sq m)

Workshop 1,394 sq ft (129.5 sq m)

1st floor offices 571 sq ft (53.0 sq m) including cloakroom.

**Total Overall Area 3,017 sq ft (280.3 sq m)**

#### TERMS

**Freehold** Offers in the region of £450,000.

**Leasehold** New 10 year lease on a normal full repairing and insuring basis with a rent review after 5 years.

**Rent** £20,000 per annum exclusive of rates.

**RATES** Local Authority: Wealden SBR (18/19): 48.0p  
Rateable value: £14,750

**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](http://www.gov.uk/apply-for-business-rate-relief).

**VAT** Under the Finance Act 1989 VAT may be chargeable on the price/ rental. 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.

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#### 4. **Craven House, Croft Road, Crowborough**

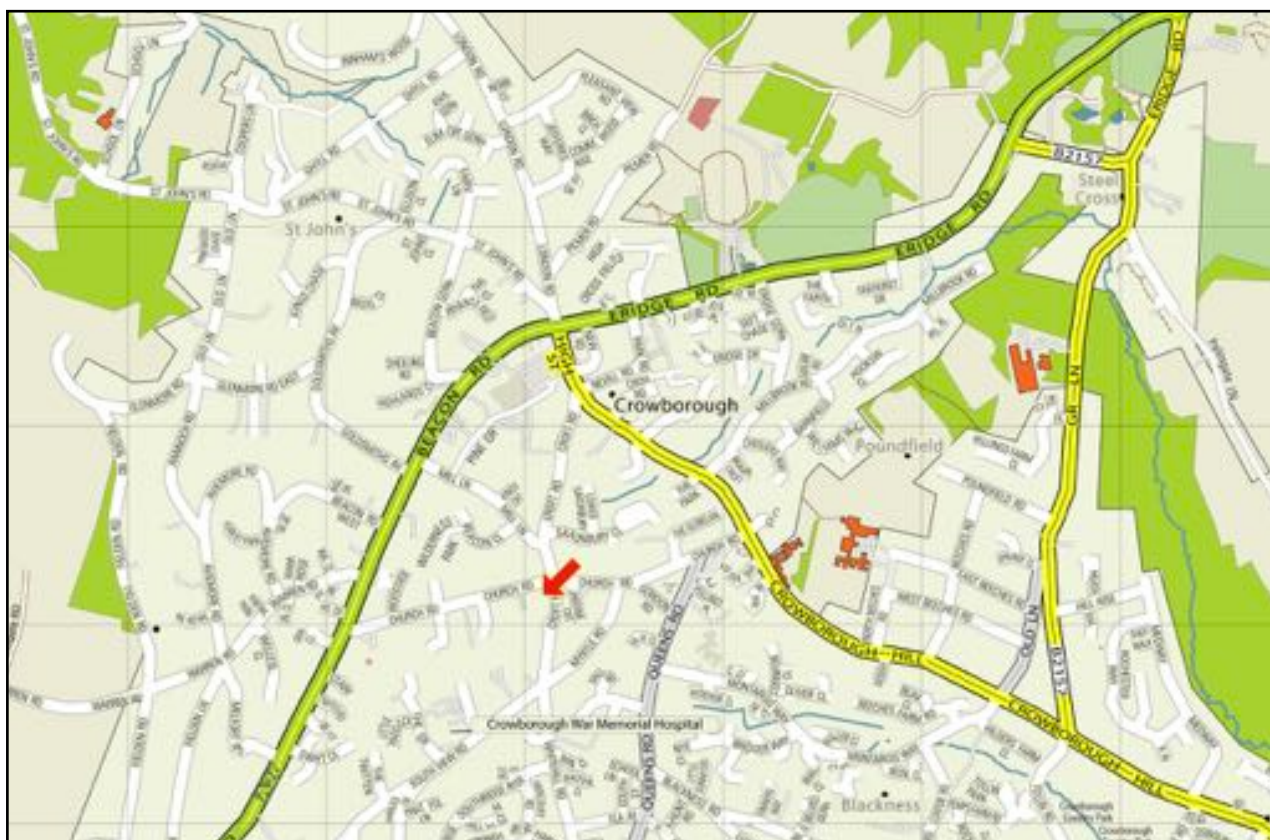


**SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

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

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

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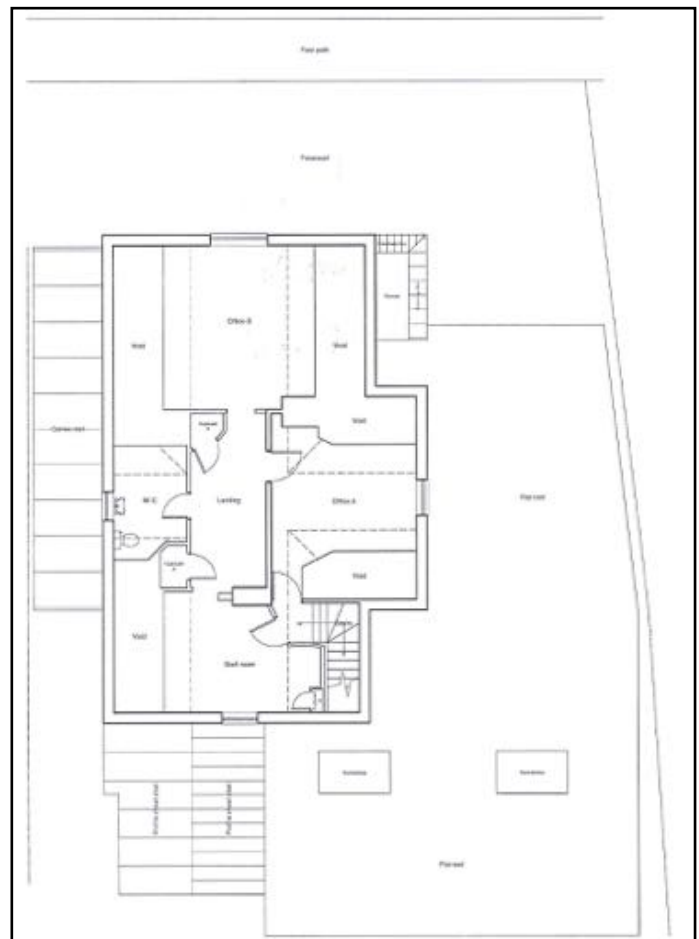


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5. **Craven House, Croft Road, Crowborough**



Ground Floor  
Sketch Plan



1st Floor Floor  
Sketch Plan