



chartered surveyors
and property consultants



Amberley House • Beacon Road • Crowborough • East Sussex TN6 1AS

Clinic / Office Building (Class E) - For Sale - 1665 sq ft on approx. 0.2 acres

COMMERCIAL

Location

The market town of Crowborough in East Sussex is located between Tunbridge Wells and Uckfield, approx. 45 miles due south of London. The town is accessed by the A26 which provides a route to Lewes via Uckfield, picking up the A22.

This property has good access being in the town centre, just to the south of The Cross - where Beacon Road, Eridge Road - (A26), High Street and London Road intersect, and is close to the supermarkets, post office and high street.

This part of Beacon Road comprises a mix of commercial and residential uses, and the property is adjacent to Lidl.

Crowborough train station, approximately 1.7 miles distant, provides direct services to London Bridge with a journey time of around 1 hour 10 mins.

Description

A rare opportunity to acquire the freehold of this modern single storey detached building on plot of approximately 0.2 acres in an elevated position.

The building is currently operated principally as a clinic and comprises an interconnecting reception & waiting room area, together with 5 treatment rooms / offices; a large storeroom; kitchen; and 3 WCs.

There is on-site parking provision for at least 10 cars.

We feel the property has potential to extend, with additional floors, or for a comprehensive new build redevelopment - subject to all the necessary consents.

Floor / Site Areas

Building -1665 sq ft (155 sq m) net internal area

Site - 0.2 acres (0.08 ha)

Tenure

Freehold with vacant possession

Guide Price

£450,000 – there is **no** VAT on the purchase price

Business Rates

The rateable value is £18,250 – Interested parties should contact Wealden District Council to establish the amount payable - 01323 443322.

Viewing Arrangements

Strictly by appointment and accompanied.

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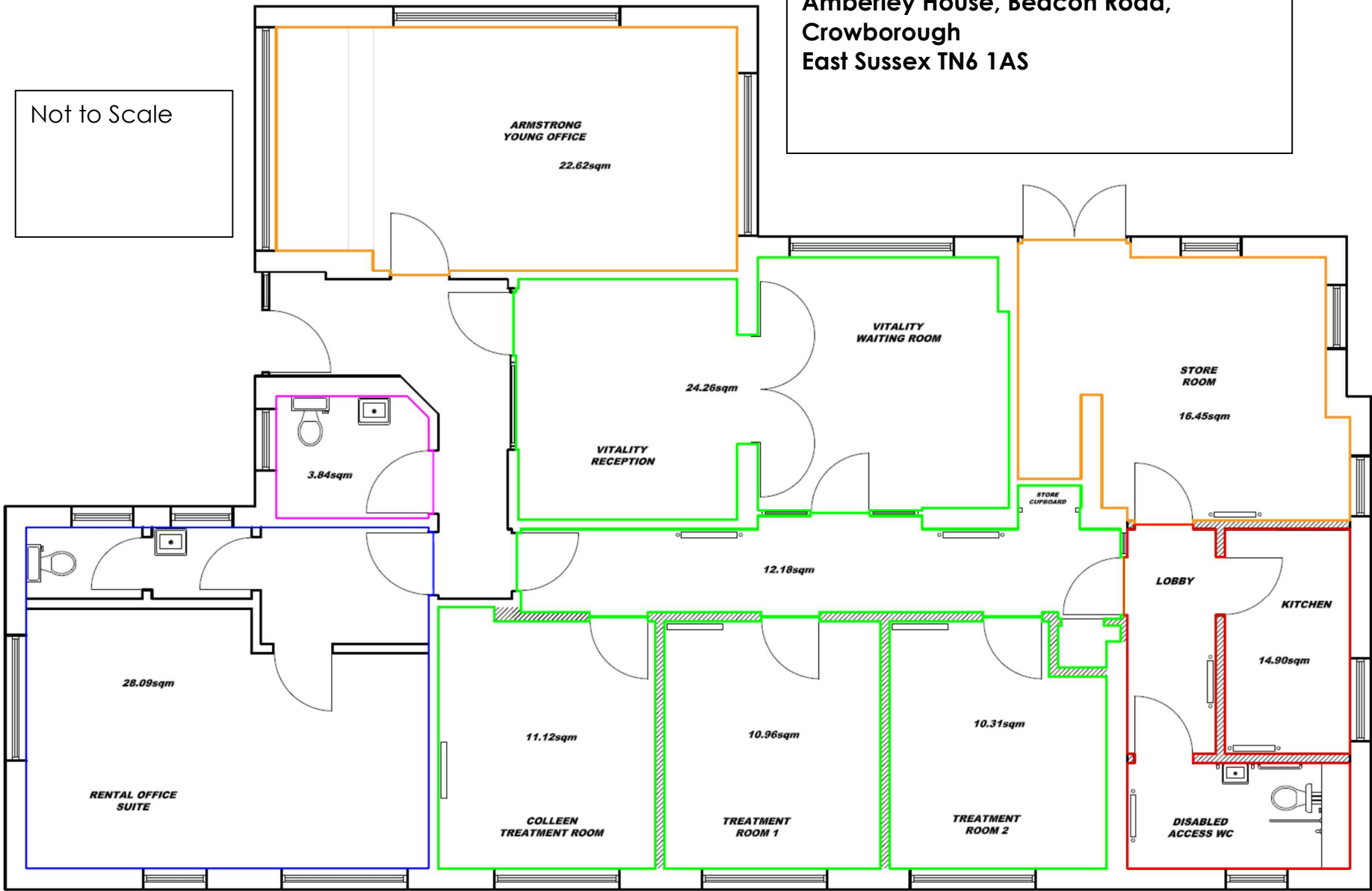
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Subject to contract, availability & proof of funding.



Amberley House, Beacon Road,
Crowborough
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Not to Scale



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