



## 4A Belmont Buildings

High Street, Crowborough, TN6 2QB

**Prominent High Street position opposite a branch of Boots Chemist in town centre to let. Also close to Crowborough Cross junction and A26.**

**15.40 to 38.70 sq m**  
(165.76 to 416.56 sq ft)

- High Street Position
- Opposite Boots Chemists
- New lease available
- Rent reduction

# 4A Belmont Buildings, High Street, Crowborough, TN6 2QB

## Summary

<b>Available Size</b>	15.40 to 38.70 sq m
<b>Rent</b>	£8,500 per annum
<b>Rateable Value</b>	£9,200
<b>EPC Rating</b>	D

## Description

Shop overall 23.3 sq m (248 sq ft) having suspended ceiling with inset lighting and tiled flooring.

Rear area overall 15.4 sq m (165 sq ft) Door to small lobby with door to cloakroom having low level wc plus hand basin.

Total overall area 38.7 sq m (413 sq ft)

New lease, length to be agreed on normal proportionally full repair and insuring basis.

Rent reduced to now £8,500pa to encourage an early letting

Ready for immediate occupation

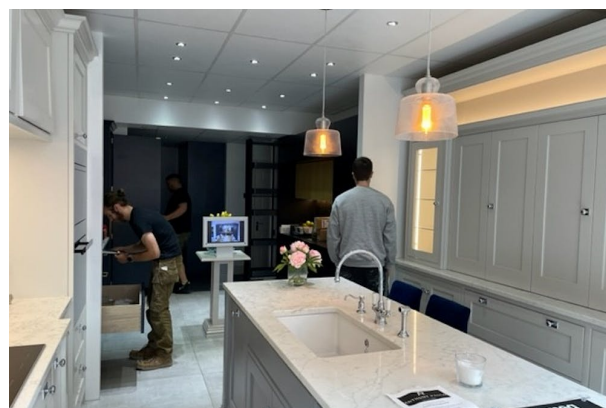
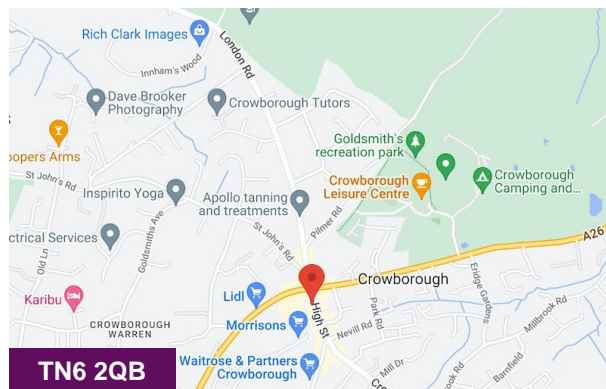
## Location

Prominent location in Crowborough High Street adjoining Wealden Funerals offices and directly opposite branches of Santander bank & Boots chemists. Other businesses close by include a wedding boutique and Wetherspoons public house at Crowborough Cross. The junction of the High Street with the main A26 Tunbridge Wells road is close by. There are also a number of free public car parks locally.

## Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m	Availability
S - Shop	Shop	250.80	23.30	Available



## Viewing & Further Information



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