



Enterprise House

Station Approach, Farningham Road, Crowborough, TN6 2GE

Mixed use investment opportunity - Crowborough

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- Modern development
- 3 commercial units and 8 flats
- Allocated car parking
- Prominent position
- Close to Crowborough mainline station

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Summary

Price	£425,000
Business Rates	Upon Enquiry
EPC Rating	D

Description

The premises comprise 3 retail units to the ground floor all let on commercial leases with 8 residential units over all sold on long leases. Details of the commercial lettings are listed below. Each unit has allocated car parking. The premises are offered for sale on a new 999 lease subject to both the commercial and residential lettings.

In summary:

Shop 1 - let for a term of 12 years from August 2015 to 2 individuals trading as Jarvis Brew Coffee Shop at £9,000pa subject to rent review review at 6th year (outstanding).

Shop 2 - let for a term of 10 years from October 2019 to an individual trading as a barbers shop at £10,000pa subject to rent review at 5th year.

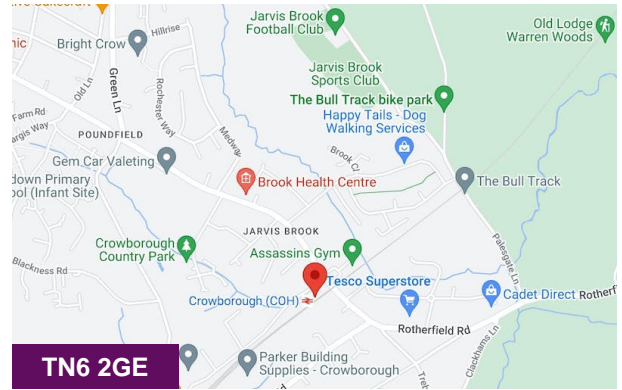
Shop 3 - Let for a term of 6 years from November 2019 to Eridge Green Kitchens as a showroom and held in their Limited Company at a rent of £8,500pa subject to rent review at 3rd year (outstanding).

There are 8 flats over, 4 per floor all let on long leases for a term of 125 years paying a ground rent of £100pa subject to review every 15th year (from 1st July 2015) and a service charge at 12.5% of landlords expenditure per unit.

Offered for sale on a new long leasehold interest of 999 years. Offers sought in the region of £425,000.

Location

Enterprise House is located along Farningham Road close to its junction with Crowborough Hill and adjoining Crowborough main line railway station.



Viewing & Further Information



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