



Shop 2, Lexden Lodge

Crowborough Hill, Crowborough, TN6 2EG

**Excellent location opposite
Farningham Road,
Crowborough mainline
station and the new
Crowborough business park**

1,003 sq ft
(93.18 sq m)

- Good size retail unit
- Considered suitable for a variety of trades (subject to obtaining any necessary consents)
- New lease available
- 2 demised parking spaces

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Summary

Available Size	1,003 sq ft
Rent	£12,000 per annum
Rateable Value	£14,500 Current rateable value (1 April 2026 to present)
EPC Rating	C

Description

Shop internal width 6.1m (20') x depth 14.4 sq m (47' 3") overall 87.8 sq m (945sq ft). Fitted with strip lights & carpet. Large double glazed window to Crowborough Hill and Farningham Road. Rear door to service yard, further door to:

Kitchen/store overall 5.4 sq m (58 sq ft) fitted with stainless steel sink unit, worktop, doors to 2 separate cloakrooms each with low level wc and wash hand basins.

Separate basement area with access alongside the adjoining property. Light & power connected.

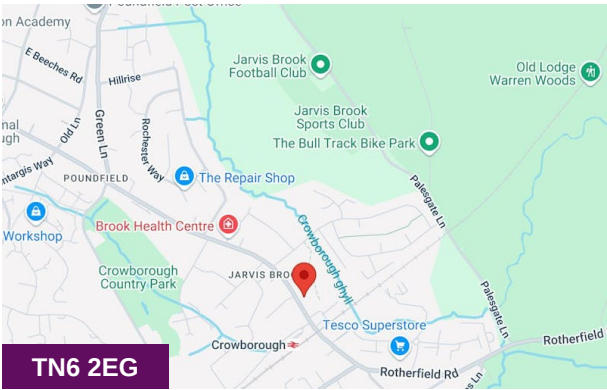
Total usable area 93.2 sq m (1003 sq ft) (excluding basement)

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

2 demised parking spaces

Location

Prominent location fronting Crowborough Hill and directly opposite Crowborough mainline railway station and car park. Mid terrace shop adjoining Brook House carpets. A new retail park has just opened opposite with tenants including Screwfis and Pets at home.



Viewing & Further Information



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