



Enterprise House

Station Approach, Farningham Road, Crowborough, TN6 2GE

**Mixed use fully let
investment opportunity
close to Crowborough main
line railway station.
Comprising let shops & flats
sold on long leases.**

1,000 sq ft
(92.90 sq m)

- Mixed use investment opportunity
- Modern development
- 3 commercial units and 8 flats
- Allocated car parking
- Prominent position
- Close to Crowborough mainline station
- Outstanding commercial rent reviews
- All units sold or let

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Summary

Available Size	1,000 sq ft
Price	£425,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises comprise 3 retail units to the ground floor all let on commercial leases with 8 residential flats 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 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.

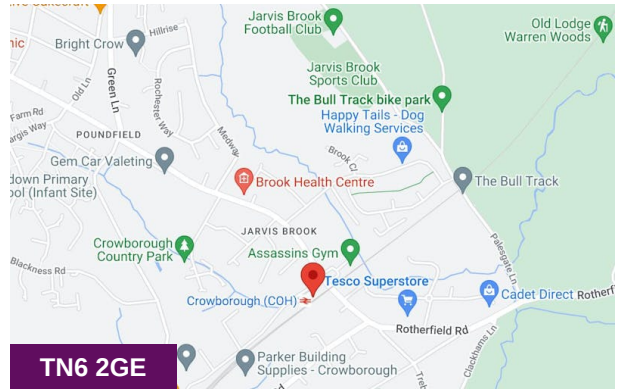
Shop 3 – Let for a term of 6 years from November 2025 to Eden Valley Interiors Ltd as a showroom and held in their Limited Company name at a rent of £10,000pa subject to rent review and break option at 3rd year

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.

The entire premises are offered for sale on a new long leasehold interest of 999 years subject to the commercial and residential lettings. Offers sought in the region of £425,000. A purchase at this level, with the current annual income passing at £39,600, equates to a gross yield of 9.32%.

Location

Enterprise House is located along Farningham Road close to its junction with Crowborough Hill and adjoining Crowborough main line railway station. Farningham Road leads to one of Crowborough's trading estates. There is a Tesco store close by together with a further trading estate at Sybron Way. The new Crowborough business park with tenants including Screwfix is located directly opposite.



Viewing & Further Information



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