



## Unit B, 4 Belmont Buildings

High Street, Crowborough, TN6 2QB

### Well-Located High Street Shop Available to Let

**323 sq ft**  
(30.01 sq m)

- Prime High Street Retail Unit
- New Lease Available
- Self Contained Lock Up Unit

# Unit B, 4 Belmont Buildings, High Street, Crowborough, TN6 2QB

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 323 sq ft         |
| Rent           | £10,500 per annum |
| Business Rates | Upon Enquiry      |
| EPC Rating     | C                 |

## Description

Oldfield Smith are pleased to launch to market this 3 storey mixed use building to the market. We are offering a ground floor lock up retail unit with a fully glazed shopfront, providing lots of visibility and passing foot traffic. There is residential (not included) above.

Inside, the space is mostly open-plan so overall is a very versatile internal space suitable for a variety of retail or service based uses. The property has modern laminate flooring laid, plastered and painted walls, ceiling tiles and inset LED lighting. There is also a WC and kitchen area toward the back of the unit with a rear access. The shop is in excellent condition and ready to move someone in straight away.

Ground – 323 sq ft (29.97 m2)

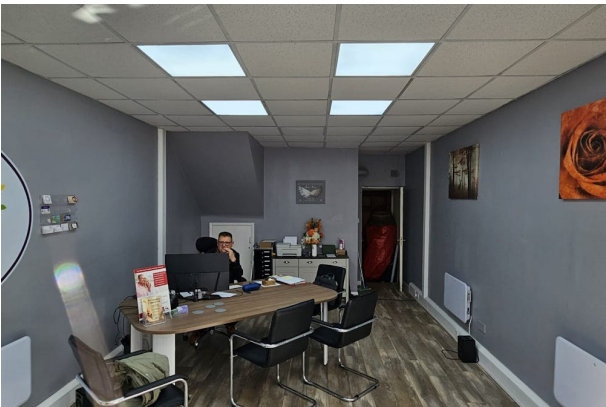
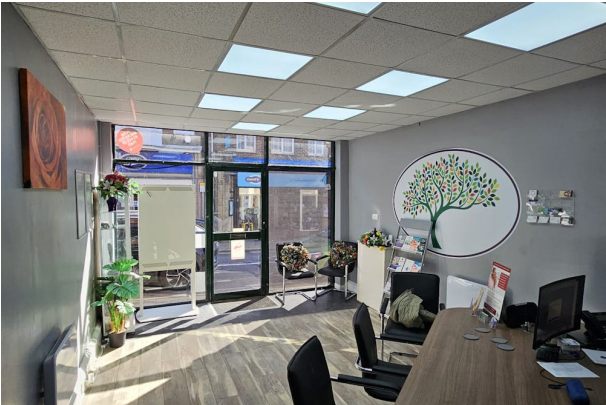
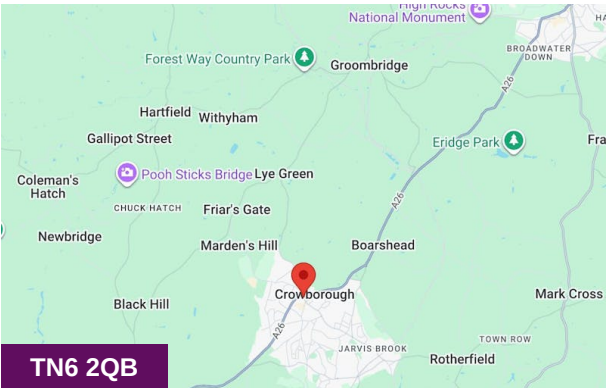
The premises is available by way of a new lease to be negotiated. Available immediately.

The premises benefits from E class planning use, which encompasses a wide range of uses including retail, café, service based businesses, leisure, education and medical. Other uses may also be considered upon application.

Rent - £10,500 per annum exclusive, with limited other outgoings.

## Location

The premises is positioned in the heart of Crowborough’s main retail area, close to Crowborough Cross. Neighbouring occupiers include a mix of cafés, independent traders, Boots, Morrisons and Waitrose.



## Viewing & Further Information



**Alex Roberts**  
01825 762 222 | 07795 212 798  
alex@oldfield-smith.co.uk



**Hannah Murphy**  
01825 762222  
hannahm@oldfield-smith.co.uk