

Workshop/office overall 64.8sq m (698 sq ft) for sale
 9B Connors Yard, Beeches Road, Crowborough. East Sussex. TN6 2AH



Location

Connors yard is small business estate comprising workshops & offices located off Beeches Road, close to its junction with Crowborough Hill linking the town centre to the estates and main line railway station. The premises are located close to the main entrance to the estate. Business located here include Allard windows and the Ironing basket.

Accommodation

The premises comprise a detached brick built workshop/office being self-contained with kitchen & cloakroom together with first floor store. In more detail the premises are arranged as follows:

Door to entrance lobby leading to:

Office 1 5.8m (19') x 3.66m (12')
21.2 sq m (228 sq ft.)

Twin aspect, carpet, ceiling lighting, wall heater. Within this space has been created a cloakroom being disabled compliant with low level wc and sink unit. door to:

Inner lobby with stairs to 1st floor, and stairs down to:

Kitchen/rest room 3.2m (10' 6") x 3.7m (12')
11.8 sq m (126 sq ft.)

Ceramic sink unit, worktop, wood laminate flooring, space for fridge, door to:

Office/workshop 3.1m (10' 3") x 3.7m (12')
11.5 sq m (123 sq ft.)

Wood laminate flooring, strip lights, personal access door plus wider loading door to outside.



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First floor Store/office

13.5m (44' 3") x 1.5m (5') (at height approx. 4' 6")
20.3 sq m (221 sq ft)

Total overall area 64.8 sq m (698 sq ft)

Terms

Freehold for sale.

Price

Rates (rateable value)

£115,000

£3,750

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: www.gov.uk/apply-for-business-rate-relief

VAT

VAT may be charged on the rent or freehold price. Prospective tenants and purchasers are advised to make further enquiries to establish whether VAT is chargeable.

Outside

2 car parking spaces are allocated to this unit.

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order.

Energy performance certificate (EPC)

