# **CLASS E OPPORTUNITY CRANBROOK** 59/61 HIGH STREET



We have been informed by the Valuation Office Agency of

£22,750

0.499p

All parties are to advised to make their own enquires to the

This property has an EPC rating of E. A full report is available

Each party to pay their own legal fees incurred in this

Strictly by appointment through sole agents, Green &

07545 386694

#### Description

The property is located on The High Street on the corner of Bank Street at the end of the retail pitch.

Nearby retailers include Savills Estate Agents, Bells House Fabrics & Interiors, Lloyds Bank and The Cranbrook Bakery. The town has a range of independent shops and restaurants. The retail pitch also continues to Stone Street.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with first and basement floors providing the following approximate areas:

Ground Floor	552 sq. ft.	(51.28 sq. m)
Ground Floor Ancillary	1,503 sq. ft.	(139.63 sq. m)
First Floor Ancillary	Ladies Toilets	
Basement Ancillary	255 sq. ft.	(23.71 sq. m)
Total	2,310 sq. ft.	(214.63 sq. m)

#### User

The premises currently falls under Class E use.

#### Lease

Assignment of the lease due to expire 11 December 2027. Alternatively, a sub-lease of whole or of part is permitted.

Rent

£24,727

per annum exclusive.

Subject to Contract

## Freddie King freddie.king@greenpartners.co.uk

Partners, contacting:

**Business Rates** 

**Rateable Value** 

relevant authority.

upon request.

Legal Costs

transaction.

Viewing

UBR (23/24)

**EPC** 

the following rating information:

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### In partnership with:





020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.



Map data





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