

CLASS E OPPORTUNITY

CRANBROOK

59/61 HIGH STREET



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.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£22,750
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

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

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
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In partnership with:



Subject to Contract

