



**Peter**  
**Buswell**  
Independent Family Estate Agents

# Commercial Opportunity in Central Cranbrook

£350,000

🛏️ 2 🚪 1 🚗 1



Located in central Cranbrook, Andersons and Sons Butchers is a Grade II listed commercial property with significant potential. The ground floor boasts shop facilities with front and rear access, previously operating as a thriving butcher shop. With its prime location, the property enjoys high visibility and foot traffic, surrounded by local amenities and eateries.

Beyond the ground floor, the top two floors offer opportunities for conversion into a self-contained apartment, adding to the property's versatility. With 4 rooms which could be converted into three bedrooms, living/dining space and kitchen. With its historic charm and strategic location, Andersons and Sons Butchers presents a promising investment opportunity in the heart of Cranbrook's vibrant community.



**Stone Street, Cranbrook, TN17**

Approximate Area = 1737 sq ft / 161.3 sq m  
Limited Use Area(s) = 7 sq ft / 0.6 sq m  
Total = 1744 sq ft / 161.9 sq m  
For identification only - Not to scale



Denotes restricted head height



Plan also produced in accordance with BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residences. © October 2024. Prepared by Landtek and Peter Buswell - 0027 7496016

- COMMERCIAL PROPERTY WITH POTENTIAL
- FRONT AND REAR ACCESS
- SHOP FACILITIES
- EPC RATING E
- GRADE II LISTED
- POSITIONED IN CENTRAL CRANBROOK
- SET OVER THREE FLOORS
- BUSINESS VALUE RATES £13,500 2023-2024

