

Million Harris

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IERDEN

FOREST ROW 5 & 6 NEWLANDS PLACE RH18 5DQ

Investment Property Long Leasehold For Sale

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LOCATION

Forest Row is a village in East Sussex, three miles from the town of East Grinstead. The centre of the village lies at the intersection of the A22 and the B2110 to Tunbridge Wells.

The property is prominently positioned in a centrally located parade of shops. There is a wide range of independent shops, restaurants and businesses in the immediate vicinity including **The Hop Yard Brewing Co**, **Seasons Wholefoods**, **COOP** and **No.8** to name a few.

ACCOMMODATION

The properties comprise two ground floor lock up shops with the following approximate areas and dimensions:-

| 5 Newlands Place | | |
|------------------|------------|-------------|
| Shop Width | 5.48 m | 18 ft 0 ins |
| Shop Depth | 12.57 m | 41 ft 3 ins |
| Ground Floor | 69.30 sq m | 746 sq ft |
| 6 Newlands Place | | |
| Shop Width | 5.48 m | 18 ft 0 ins |
| Shop Depth | 12.57 m | 41 ft 3 ins |
| Ground Floor | 69.30 sq m | 746 sq ft |

TERMS

The remainder of the Long Leasehold interests (expiring 2995) of the respective units are available as a whole or in two lots.

5 Newlands Place is to be sold with Vacant Possession upon completion.

6 Newlands Place is subject to a lease to H J Gentleman Barbers expiring 11th September 2027 at a current rental of £15,000 per annum. The lease allows for an upward only rent review from expiry of the 5th year, and a tenant only break option at the same anniversary, subject to 6 months prior written notice.

Guide price £475,000.

ENERGY PERFORMANCE CERTIFICATE

5 Newlands Place is rated within band G.

6 Newlands Place is rated within band C.

A copy of the EPCs is available on request.

RATING ASSESSMENT

| | Current Rateable Value | Rate in the £ (2022/23) |
|------------------|------------------------|-------------------------|
| 5 Newlands Place | £11,000 | 49.9p |
| 6 Newlands Place | £11,000 | 49.9p |

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Alex Standen 01892 707577 07770 935263 <u>astanden@cradick.co.uk</u> Jack Pearman 01892 707511 07483 361559 jpearman@cradick.co.uk

Subject to Contract & Exclusive of VAT



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