FORESTROW 6 NEWLANDS PLACE RH18 5DQ

RALPH.

828232

Cradick

MARKIES A

JERDEN

Investment Property Long Leasehold For Sale

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 property comprises a ground floor lock up shop with the following approximate areas and dimensions:-

| 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

@CradickRetai

The remainder of the Long Leasehold interest (expiring 2995) of the unit is available.

The property 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 £245,000.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPCs is available on request.

RATING ASSESSMENT

| Current Rateable Value | £11,000 |
|-------------------------|---------|
| Rate in the £ (2022/23) | 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



www.cradick.co.uk Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the wendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or therewise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 2018 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy policy personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy policy personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy policy personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy policy personal data is collected.



