

# FOREST ROW

6 NEWLANDS PLACE RH18 5DQ



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
<b>Ground Floor</b>	<b>69.30 sq m</b>	<b>746 sq ft</b>

## TERMS

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:-

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