

EAST GRINSTEAD

27 LONDON ROAD RH19 1QJ



Prime Double Fronted Shop – To Let
Busy High Street Location

LOCATION

East Grinstead is a major town in East Sussex with an immediate consumer base of 47,000 people (PROMIS, 2018) with the representation of the most affluent social groups significantly above average levels. Crawley is located 8.5 miles to the west and Tunbridge Wells 14 miles to the east.

The town benefits from excellent communications, being 9 miles from Gatwick international airport and an hour by train from London Victoria Station. Junction 6 of the M25 is located 10 miles to the north of East Grinstead, providing access to the national motorway network and the A23 is located 11 miles to the southwest, providing access to Brighton and the south coast.

The property occupies a prominent position at the southern end of London Road, close to its junction with High Street, and is within a short walking distance of a number of public car parks.

Notable retailers within the immediate vicinity include **WHSmith, White Stuff, M&Co, Holland & Barrett, Greggs, Boots, Waterstones** and **Poundland**.

The Queens Walk retail and leisure scheme is situated to the rear of the subject property, with existing tenants of note including **Iceland, Peacocks** and **Card Factory**. Parking is located to the rear of the development where Queensway car park provides 164 car parking spaces.

ACCOMMODATION

The property is arranged over ground and first floors with the following approximate dimensions and net internal floor areas:-

Gross Frontage	7.32 m	24 ft 0 ins
Internal Width (max)	8.69 m	28 ft 6 ins
Shop and Built Depth	30.02 m	98 ft 6 ins
Ground Floor Sales	204.85 sq m	2,205 sq ft
Ground Floor Staff	21.09 sq m	227 sq ft
First Floor Staff/Storage	29.73 sq m	320 sq ft
Total NIA	255.67 sq m	2,752 sq ft

The property benefits from rear servicing via Rices Hill.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£40,000 per annum**, subject to five yearly upward only rent reviews.

RATES

Current Rateable Value	£45,250
Rate in the £ (2022/23)	49.9p

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEGAL COSTS

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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Subject to Contract and Exclusive of VAT (if applicable).

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