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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 to the west and Tunbridge Wells 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 the High Street, and is within a short walking distance of a number of public car parks.

The property adjoins **Crew Clothing**, whilst notable retailers within the immediate vicinity include **WHSmith, White Stuff, Holland & Barrett, Boots, Costa Coffee, 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, Pets at Home** 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 the ground floor, with the following approximate dimensions and net internal floor area:-

| | | |
|----------------------|-------------------|--------------------|
| Gross Frontage | 7.3 m | 24 ft 0 ins |
| Internal Width (max) | 8.63 m | 28 ft 3 ins |
| Shop Built Depth | 35.9 m | 117 ft 10 ins |
| Ground Floor | 288.6 sq m | 3,106 sq ft |

TERMS

The property is available by way of a new 15 year full repairing and insuring lease at a commencing rental of **£45,000 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

| | |
|-------------------------|---------|
| Current Rateable Value | £39,000 |
| Rate in the £ (2023/24) | 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

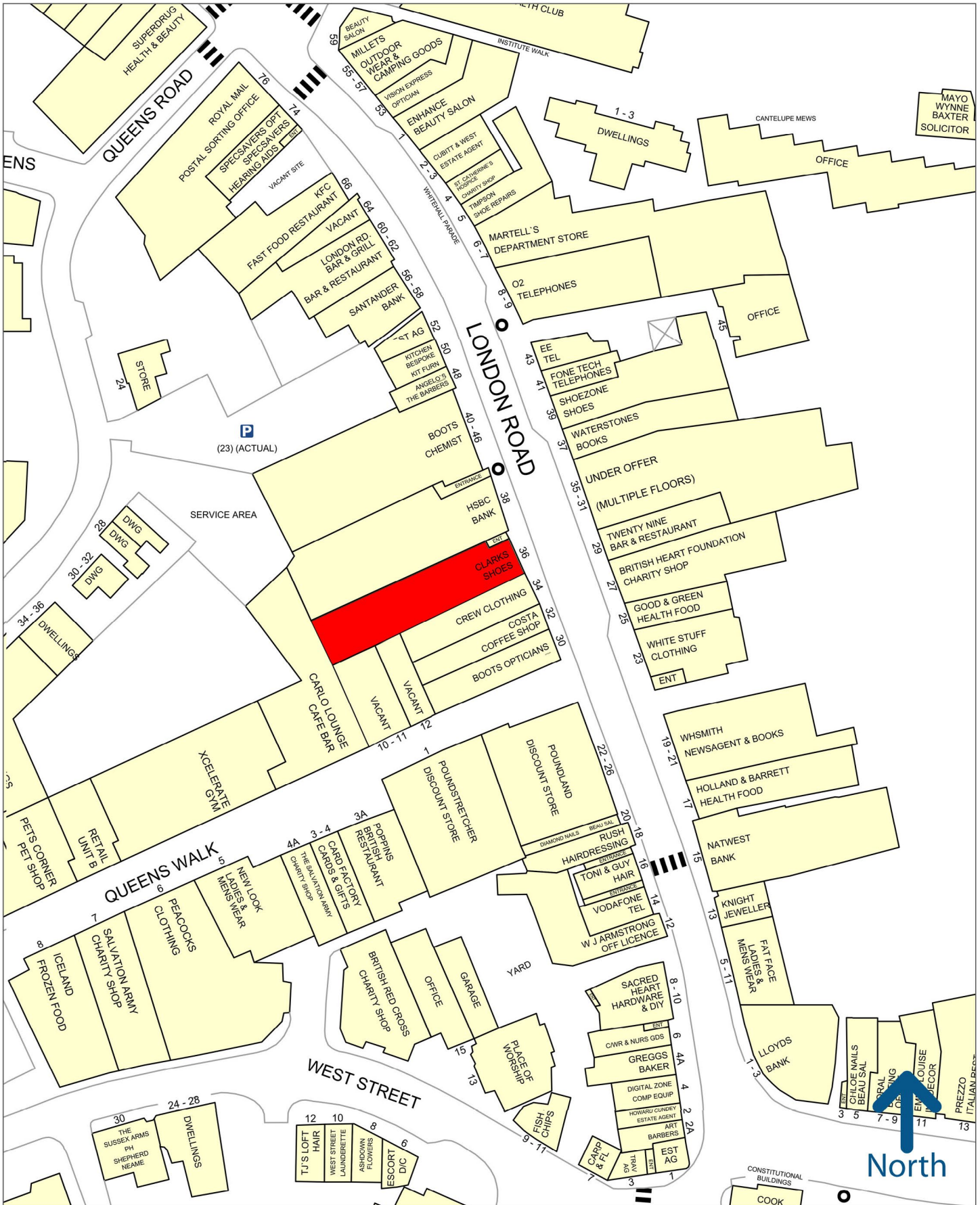
For further information or to arrange an inspection of the property please contact sole agents:-

Josh Heap
01892 707502
07538 492812
jheap@cradick.co.uk

Andrew Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

Subject to Contract and Exclusive of VAT





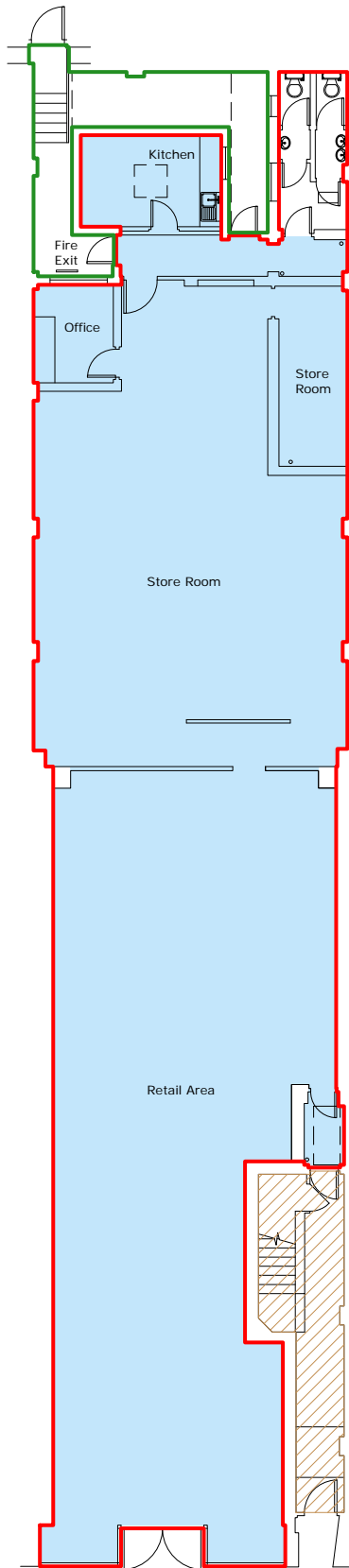
50 metres

Experian Goad Plan Created: 11/03/2024
Created By: Cradick Retail

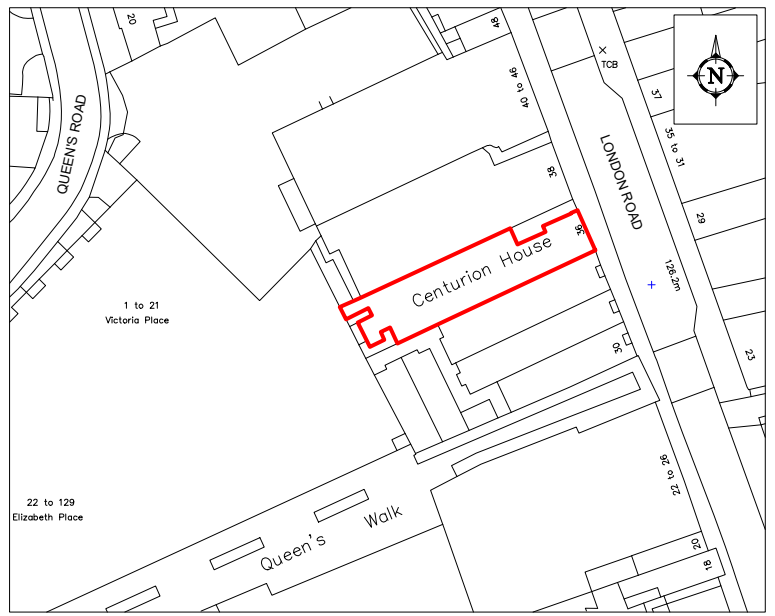


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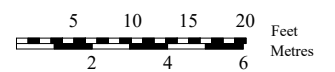
Ground Floor



Location plan Scale 1:1250



Gross internal area: 299.7 sq m/ 3225 sq ft
 Net internal area: 288.6 sq m/ 3106 sq ft



Yard / Outside Space
 Communal area



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Ground Floor Shop
 36 London Road
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 RH19 1AB

Scale 1:200 @A4
 Drawing no.: 55687
 Date drawn: 06-03-2024
 Revision: 1