

FOREST ROW

5 NEWLANDS PLACE RH18 5DQ



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 **Seasons Wholefoods**, **The Hop Yard Brewing Co**, **COOP**, **No.8**, **Sacred Heart DIY** and **Ralph's Café** 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

The remainder of the Long Leasehold interest (expiring 2995) of the unit is available. The property is to be sold with Vacant Possession upon completion, with a **guide price of £200,000 (Two Hundred Thousand Pounds)**.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£14,000
Rate in the £ (2025/26)	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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Subject to Contract & Exclusive of VAT

