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PROPERTY PEOPLE

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41 High Street, East Grinstead RH19 3AF

TO LET: HIGH STREET RETAIL UNIT - 1,335 SQ FT (124.03 M2)

# LOCATION



The property is prominently situated on heart of the town centre on the north side of the High Street opposite Middle Row. The High Street has a good mix of specialist retailers, banks and other financial services and restaurant operators including Prezzo, Café Nero, Coral, Pizza Express, Lloyds, Barclays and COOK Trading.

East Grinstead is a popular and affluent West Sussex town which has a population of approximately 26,000, located approximately 30 miles south of London, 8 miles east of Crawley and 11 miles west of Tunbridge Wells. The town benefits from good communication and is situated at the junction of the A22 and A264, approximately 10 miles south of Junction 6 of the M25. Gatwick Airport and the M23 are approximately 7 miles to the west. East Grinstead railway station with services to London via East Croydon is located approximately 0.5 miles.

## Description

The premises comprise a mid terrace ground floor lock up retail unit with ancillary accommodation and basement storage.

## Key Features

- Prominent town centre location
- Considered suitable for other uses (STPC)
- New lease

## Accommodation

The premises, measured in accordance with the RICS Code of Measuring Practice, provide the following approximate net internal floor areas:

### Ground Floor

Sales area: 486 sq ft (45.15 m<sup>2</sup>)

Office: 114 sq ft (10.59 m<sup>2</sup>)

Kitchenette area: 35 sq ft (3.25 m<sup>2</sup>)

Cloakroom

### Basement

Storage: 700 sq ft (65.03 m<sup>2</sup>)

**Total: 1,335 sq ft (124.02 m<sup>2</sup>)**

## Planning

The premises are currently occupied as an Estate Agents office and

therefore change of use is permitted to various uses now included within the new 'E' Class under the Use Class Order 2020.

## Lease

A new effectively full repairing and insuring lease is available on terms to be agreed. Further information on application.

## Rent

**£22,250 per annum exclusive**

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

TBC

## Business Rates

Rateable Value: £16,000

Rates Payable: £7,984 (2023/24)

Interested parties are advised to contact Mid Sussex District Council  
Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.



## VAT

VAT **may** be payable on the terms quoted. (TBC)

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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