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PROPERTY PEOPLE

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34 - 40 High Street, East Grinstead RH19 3AT

FREEHOLD FOR SALE: "CHARACTER" HIGH STREET RETAIL PREMISES - 5,871 SQ FT (545.37 SQ M)

# LOCATION



The property is situated on the southern side of East Grinstead's busy High Street, home to a good mix of multiple and specialist retailers, Banks, Estate Agents, restaurants and cafe/coffee shop operators.

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 within approximately 0.5 miles.

## Description

A notable Grade II Listed building occupying a prominent site in East Grinstead's historic High Street. The building dates back to the early 14th century and has been in the same family ownership since 1896. The accommodation is laid out over four floors (including part basement and attic floors) and benefits from excellent retail frontage to the High Street with rear car park and access.

## Key Features

- Rarely available historic building
- Central High Street location
- Considered suitable for a variety of alternative uses (STC)
- Asset Management/conversion/sub-division opportunities
- Versatile accommodation
- VAT not applicable
- On site parking

## Accommodation

The total net internal floor area is approximately 5,870 sq ft (545.34 sq m) laid out as follows:

### 34 – 36

Ground floor sales area: 1,201 sq ft (111.53 sq m)

First floor ancillary offices/stores: 987 sq ft (91.74 sq m)

Basement ancillary stores: 621 sq ft (57.65 sq m)

**Total: 2,809 sq ft (260.92 sq m)**

### 38 – 40

Ground floor sales area: 1,352 sq ft (125.62 sq m)

First floor sales area & ancillary: 1,142 sq ft (106.16 sq m)

Second floor ancillary stores: 567 sq ft (52.67 sq m)

**Total: 3,062 sq ft (284.45 sq m)**

## Tenure

Freehold with vacant possession.

## Price

£1,350,000

## 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

Rating C - 71

## Business Rates

Rateable Value: £58,000

Rates Payable: £31,668 (2024/25)



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 will not be payable.

## Legal Fees

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

## AML

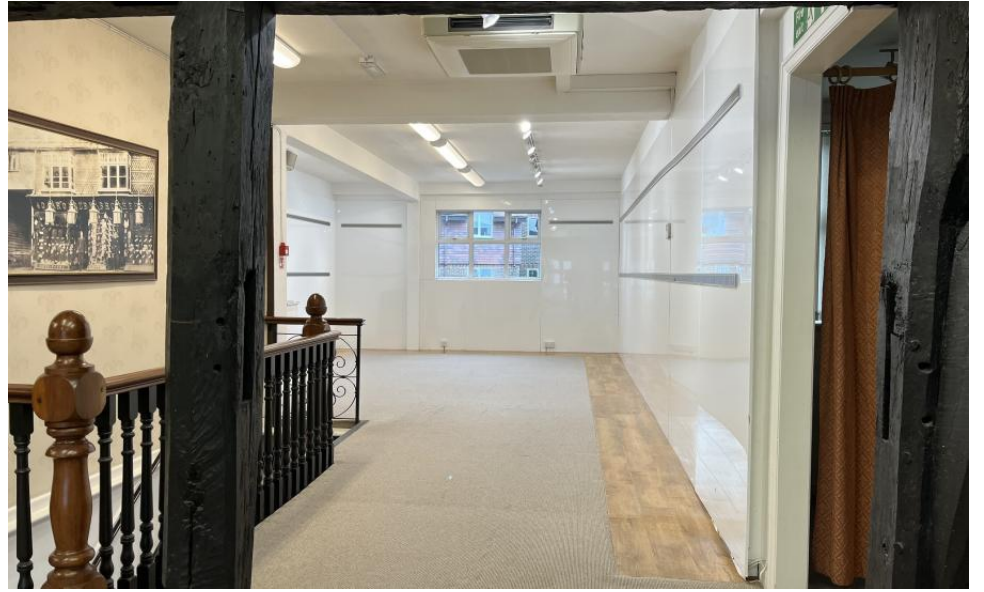
A successful bidder will be required to satisfy all Anti Money  
Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH  
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