



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



3 Swan Court, London Road, East Grinstead  
West Sussex RH19 1AG

TO LET: GROUND FLOOR LOCK UP RETAIL UNIT WITH SERVICE YARD & GARAGE 720 SQ FT (66.95 SQ M)

# LOCATION



The property is situated to the south of the main retailing location on London Road.

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 mid-terraced ground floor lock up retail unit with open plan shop area, ancillary kitchen, store and WC to the rear. There is also a separate garage to the rear, which is accessed via a two way side road off London Road.

## Key Features

- Finished to excellent standard
- Open plan retail
- Service yard and garage to the rear
- Suitable for a variety of uses (STNC)

## Accommodation

The net internal floor area is approximately as follows:

Sales area: 590 sq ft (54.87 sq m)

Rear staff room/kitchen: 95 sq ft (8.83 sq m)

Store room/office: 35 sq ft (3.25 sq m)

W.C.

Gross internal floor area is approximately 882 sq ft (81.94 sq m).

## Lease

A new full repairing and insuring lease for a term to be agreed.

## Rent

£26,000 per annum exclusive.

## Planning

Class 'E'

## 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 B - 49

## Business Rates

Rateable Value: £14,750

Rates Payable: £7,360.25 (2024/25)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Mid Sussex District Council on Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.



## VAT

VAT will be payable on the terms quoted.

## 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.

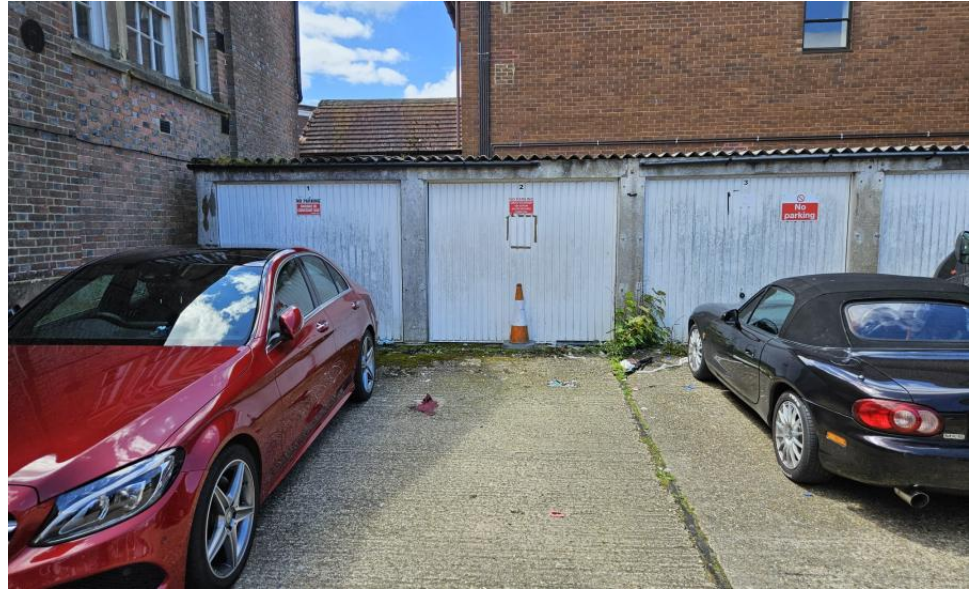
## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH  
gravesjenkins.com



Alex Roberts

01293 401040  
07795 212798  
roberts@graves-jenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE