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PROPERTY PEOPLE

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127 London Road, East Grinstead RH19 1EQ

TO LET: GROUND FLOOR RETAIL UNIT - 697 SQ FT (64.75 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

The premises comprise a mid-terraced, lock-up retail unit to the bottom of the main retailing stretch of London Road, where nearby occupiers include a variety of retailers, estate agents, restaurants and bars. The property was previously used as an estate agents and presents to a high standard throughout. There is an open plan front retailing area, with a separate meeting room, kitchen, store and WC to the rear. There is a rear service yard leading to the rear exit

## Key Features

- Busy retailing location
- Finished to a high standard
- Rear service yard

## Accommodation

The approximate net internal floor area is 697 sq ft (64.75 sq m).

## Lease

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

## Rent

£16,250 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

Rating C - 75

## Business Rates

Rateable Value: £17,000

Rates Payable: £8,483 (2024/25)

Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.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

The proposed tenant 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  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD