



34-40 High Street

East Grinstead, RH19 3AT

"Character" High Street Retail Premises

5,870 sq ft
(545.34 sq m)

- 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
- On site parking

34-40 High Street, East Grinstead, RH19 3AT

Summary

Available Size	5,870 sq ft
Price	Offers in the region of £1,350,000
Rates Payable	£24,408 per annum Interested parties are advised to contact Mid Sussex District Council Tel: 01444 477564 or www.midsussex.gov.uk to verify this information.
Rateable Value	£56,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

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.

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.

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.

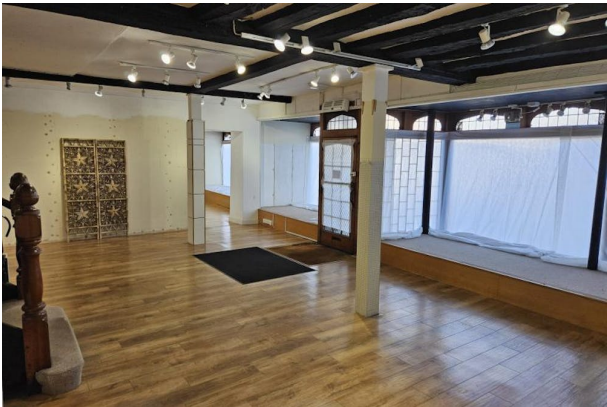
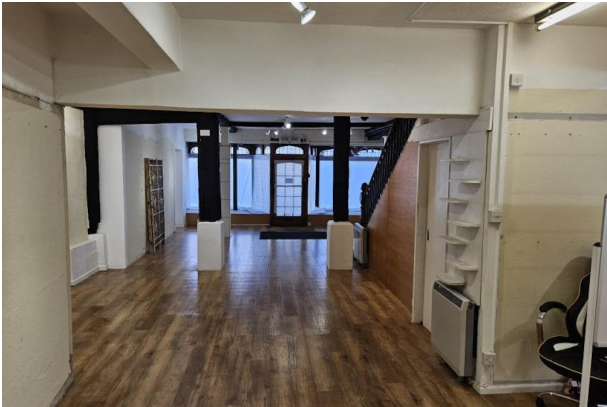
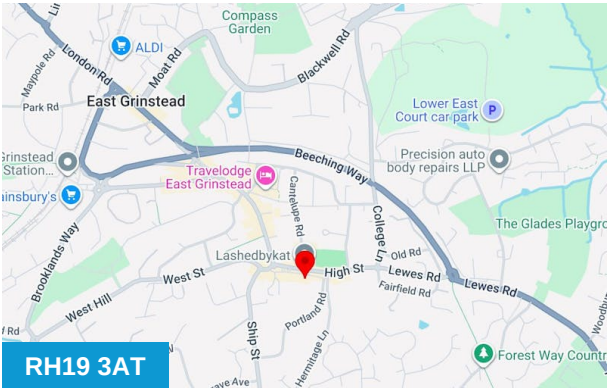
East Grinstead is a popular and affluent West Sussex town which has a population of approximately 26,000, located approximately 30 miles south of London, 8 miles east of Crawley and 11 miles west of Tunbridge Wells.

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.

Accommodation

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

Floor/Unit	Description	sq ft	sq m
Ground	Unit 34-36 - Sales Area	1,201	111.58
1st	Unit 34-36 - Ancillary Offices/Stores	987	91.70
Basement	Unit 34-36 - Ancillary Stores	621	57.69
Ground	Unit 38-40 - Sales Area	1,352	125.60
1st	Unit 38-40 Sales Area & Ancillary	1,142	106.10
2nd	Unit 38-40 - Ancillary Stores	567	52.68
Total		5,870	545.35



Viewing & Further Information



David Bessant
01293 401040 | 07767 422530
bessant@gravesjenkins.com



Stephen Oliver
01293 401040 | 07786 577323
oliver@graves-jenkins.com

Terms

Freehold with vacant possession.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

