



THE OLD GRANARY, EAST GRINSTEAD, WEST SUSSEX, RH19 1HE

3,062 SQ FT (284.47 SQ M)



Summary

Highly Prominent Roadside Trade Counter/ Retail and Office Premises

Available Size	3,062 sq ft
Rent	Rent on application
Business Rates	To Be Reassessed
VAT	To be confirmed
EPC Rating	C (72)

- Town centre location
- Prominent highly visible location
- On site allocated car parking
- Most recently used as trade counter
- Would suit a variety of different uses
- Available on new lease
- Recently Refurbished; including new windows, kitchenette, WC's, carpeting and painting
- Data cabling installed
- Three phase electricity installed



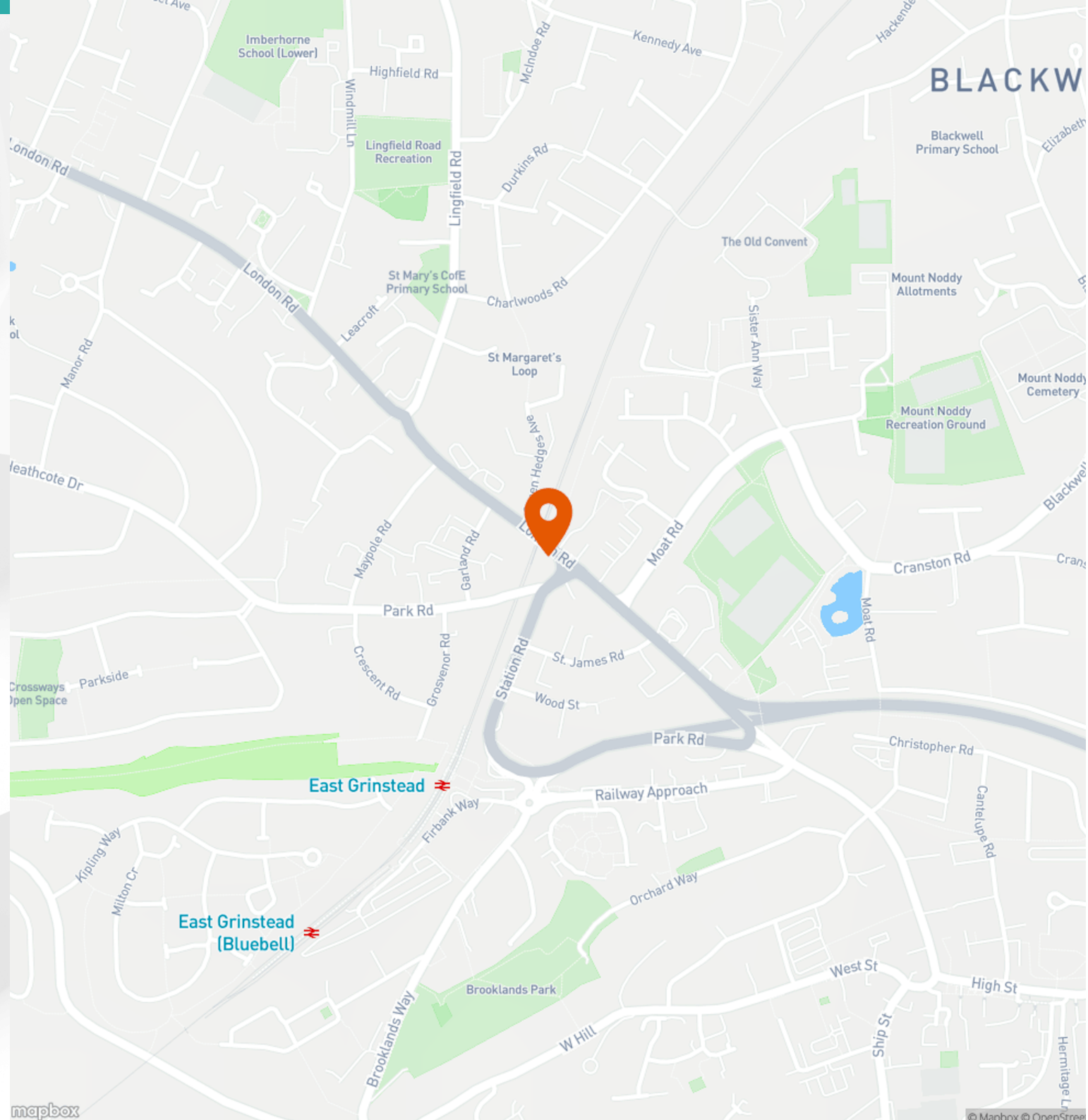
Location



The Old Granary, 214 London Road, East Grinstead, West Sussex, RH19 1HE

East Grinstead is a town located in the north-eastern corner of West Sussex and is located approximately 27 miles (43 km) south of London and 21 miles (34 km) northeast of Brighton.

East Grinstead is well-connected by road and rail. The A22 road passes through the town, providing access to nearby areas. The East Grinstead railway station offers services to London and other destinations in Sussex and Surrey.



Further Details

Description

Presenting a detached, highly prominent multi-use building. The property is arranged over two floors, with the ground floor most recently used as a trade counter and the upper floor utilized for a combination of office and storage use.

Accommodation

We understand the property to have the following Gross Internal Areas:

Name	sq ft	sq m
Ground	2,130	197.88
1st	931.74	86.56
Total	3,061.74	284.44

Viewings

Strictly by appointment only, via sole agents Vail Williams LLP.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed, rent on application.

Service Charge

Details of service charge upon enquiry.

Business Rates

Business Rates are to be reassessed.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Mikael Goldsmith
mgoldsmith@vailwilliams.com
07435 829 861



Jake Collins
jcollins@vailwilliams.com
07976256663
01293 612600

