



4A High Street
East Grinstead, RH19 3AW

Town Centre Retail Unit (Use Class "E")

733 sq ft
(68.10 sq m)

- Character building in prominent High Street location
- New lease available
- Suitable for a variety of uses (STPC)

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Summary

Available Size	733 sq ft
Rent	£19,000 per annum
Rates Payable	£5,508 per annum Small business rate relief could be available for qualifying businesses. For further information we recommend interested parties contact Mid Sussex District Council on Tel: 01444 477564 or www.midsussex.gov.uk to verify this information.
Rateable Value	£12,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

The property forms part of a 'Character' Grade II Listed building known as Burgher's House providing ground floor and basement accommodation and situated in the historic High Street of East Grinstead. There is one car parking space, included to the rear of the premises accessed via Judges Close. There is one designated parking space located to the rear of the property.

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.

Planning

The current permitted use is understood to be Class "E".

Location

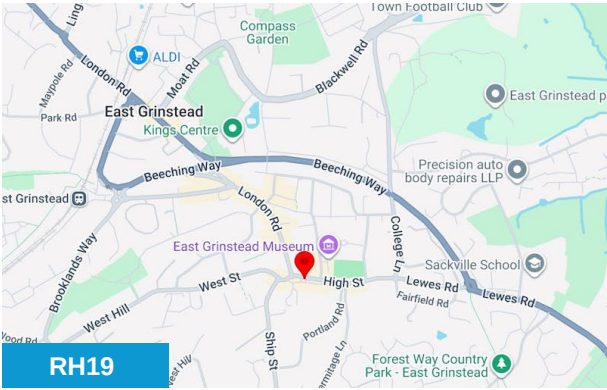
The property is situated in a prominent position close to the High Street's junction with London Road within the heart of the prime retail area of East Grinstead. Major retailers and service providers nearby include, Caffè Nero, Lloyds & Barclays Banks. Prezzo, Pizza Express, Fat Face, Greggs & Coral, as well as a variety of more regional and local speciality retailers.

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 approximately 0.5 miles.

Accommodation

The accommodation comprises the following net internal floor areas:

Floor/Unit	sq ft	sq m
Ground	468	43.48
Basement	265	24.62
Total	733	68.10



Viewing & Further Information



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Terms

Available on a new effectively full repairing and insuring lease on terms to be agreed.

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 tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

