



**65 High Street**  
East Grinstead, RH19 3DD

**Ground Floor  
Salon/Retail/Business Unit -  
Class E**

**1,500 sq ft**  
(139.35 sq m)

- Available on a new long lease (circa 999 years)
- Prominent character corner building
- Considered suitable for a variety of uses (STP)
- Can be split into 2 units let on separate leases
- Favoured location for speciality occupiers

# 65 High Street, East Grinstead, RH19 3DD

## Summary

<b>Available Size</b>	1,500 sq ft
<b>Rent</b>	Rent on application
<b>Price</b>	£325,000
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (64)

## Description

The property comprises the ground floor of the former Rose & Crown Public House, which has been converted to retail/office space, and most recently occupied as an hair & beauty salon. The premises provide the opportunity to sub-divide into two separate, self-contained units of relatively equal size if required.

## Business Rates

Unit A Rateable Value: £14,575

Unit A Rates Payable: £7,272.92 (2025/26)

Unit B Rateable Value: £15,400

Unit B Rates Payable: £7,684.60

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](http://www.midsussex.gov.uk) to verify this information.

## 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

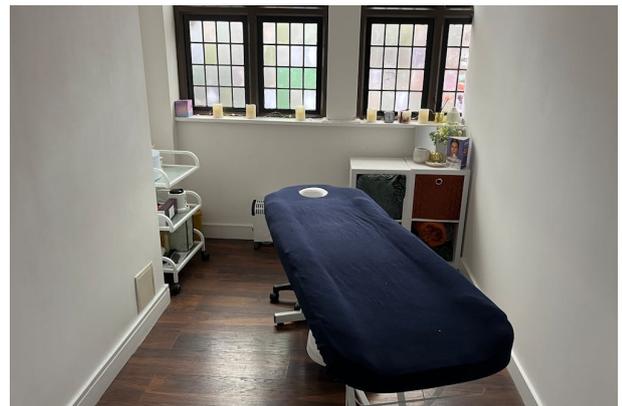
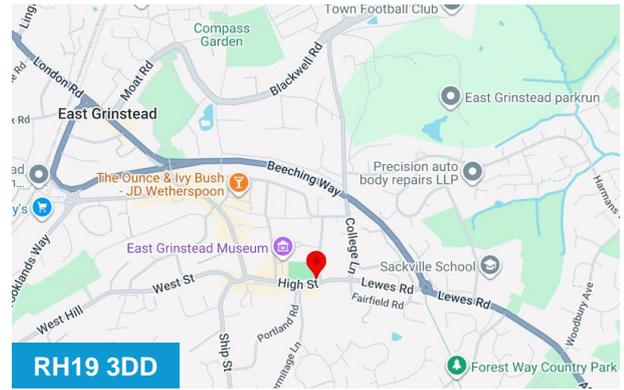
The property is situated towards the eastern end and the northern side of the historic High Street, with a variety of shops, cafes, restaurant, pubs and other mixed commercial uses and particularly popular with speciality retailers.

East Grinstead is an 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 gross internal floor area of the ground floor only is calculated to be approximately 1,510 sq ft (140.28 sq m). Should the ground floor be split into two separate units (A & B) each unit will extend to approximately 750 sq ft (69.7 sq m). See attached plan for indicative layouts of potential Units A & B. At basement level, there is additional storage space that could be included within the demised area. (Further details on application).



## Viewing & Further Information



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Floor/Unit	Description	sq ft	sq m
Ground	Unit A	750	69.68
Ground	Unit B	750	69.68
<b>Total</b>		<b>1,500</b>	<b>139.36</b>

### Terms

For sale long leasehold for a term of 999 years at a peppercorn ground rent.

Alternatively available on a new lease, on terms to be agreed, for whole as two separate units. (Details on application).

### 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.

