

TO LET

**RETAIL UNIT IN EAST GRINSTEAD TOWN CENTRE
198.07 SQ M (2,132 SQ FT)**

39 London Road, East Grinstead, RH19 1AW



Summary

Available Size	2,132 sq ft
Rent	£37,500 per annum exclusive.
Business Rates	Rateable value of £27,250 with a UBR of 49.9p in £.
EPC Rating	Upon enquiry

Location

Located on London Road, one of the towns busiest shopping streets. This road provides the central retail focus for the town and attracts both national retailers as well as independent boutiques. East Grinstead is found on the northern edge of West Sussex and sits directly on the A22 which provides a direct route to London and southwards to the coast. East Grinstead railway station is less than a mile away and provides regular services to London Victoria.

Description

This property comprises a brick built, mid terraced retail unit positioned under residential accommodation. The unit featuring a large, glazed shopfront and internally is currently configured to provide a largely open plan space although has been divided to provide a main retail area at the front with a large storage area to the rear, separated by a studwork wall. Within the rear sections of the storage area are male and female toilet facilities, a kitchen/staff room.

Accommodation

The accommodation comprises the following approximate floor areas:

Description	sq ft	sq m
Ground Floor Retail	2,005	186.27
Staff Room/Kitchen	127	11.80
Total	2,132	198.07

Lease

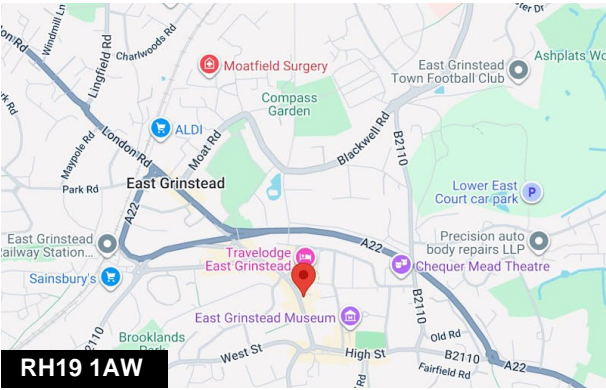
This property is available by way of a new full repairing and insuring lease.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information

 **Alexander Mullett**
01444 443400
am@crickmay.co.uk

 **Phoebe Taylor**
01444 708983
pt@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)