

# EAST GRINSTEAD

UNIT 10-11, QUEENS WALK RH19 4DW



Shop in Affluent Market Town – To Let  
Opposite **£poundstretcher**

## LOCATION

East Grinstead is a major town in East Sussex with an immediate consumer base of 47,000 people (PROMIS, 2018) with the representation of the most affluent social groups significantly above average levels. Crawley is located eight miles to the west and Tunbridge Wells fourteen miles to the east.

The town benefits from excellent communications, being 9 miles from Gatwick international airport and an hour by train from London Victoria Station. Junction 6 of the M25 is located 10 miles to the north of East Grinstead, providing access to the national motorway network and the A23 is located 11 miles to the southwest, providing access to Brighton and the south coast.

The property occupies a prominent position on the new Queens Walk retail and leisure development, connecting the prime London Road with Queensway car park, providing 164 spaces.

The property adjoins **Loungers** and is opposite **Poundstretcher**, whilst other notable retailers nearby include **Card Factory**, **New Look**, **Peacocks**, **Iceland**, **Poundland** and **Boots**.

## ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage	9.29 m	30 ft 6 ins
Internal Width (max)	9.06 m	29 ft 9 ins
Shop and Built Depth	14.93 m	49 ft 0 ins
<b>Ground Floor Sales</b>	<b>135.35 sq m</b>	<b>1,457 sq ft</b>

## TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£30,000 per annum**, subject to five yearly upward only rent reviews.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

## RATING ASSESSMENT

To be re-assessed.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

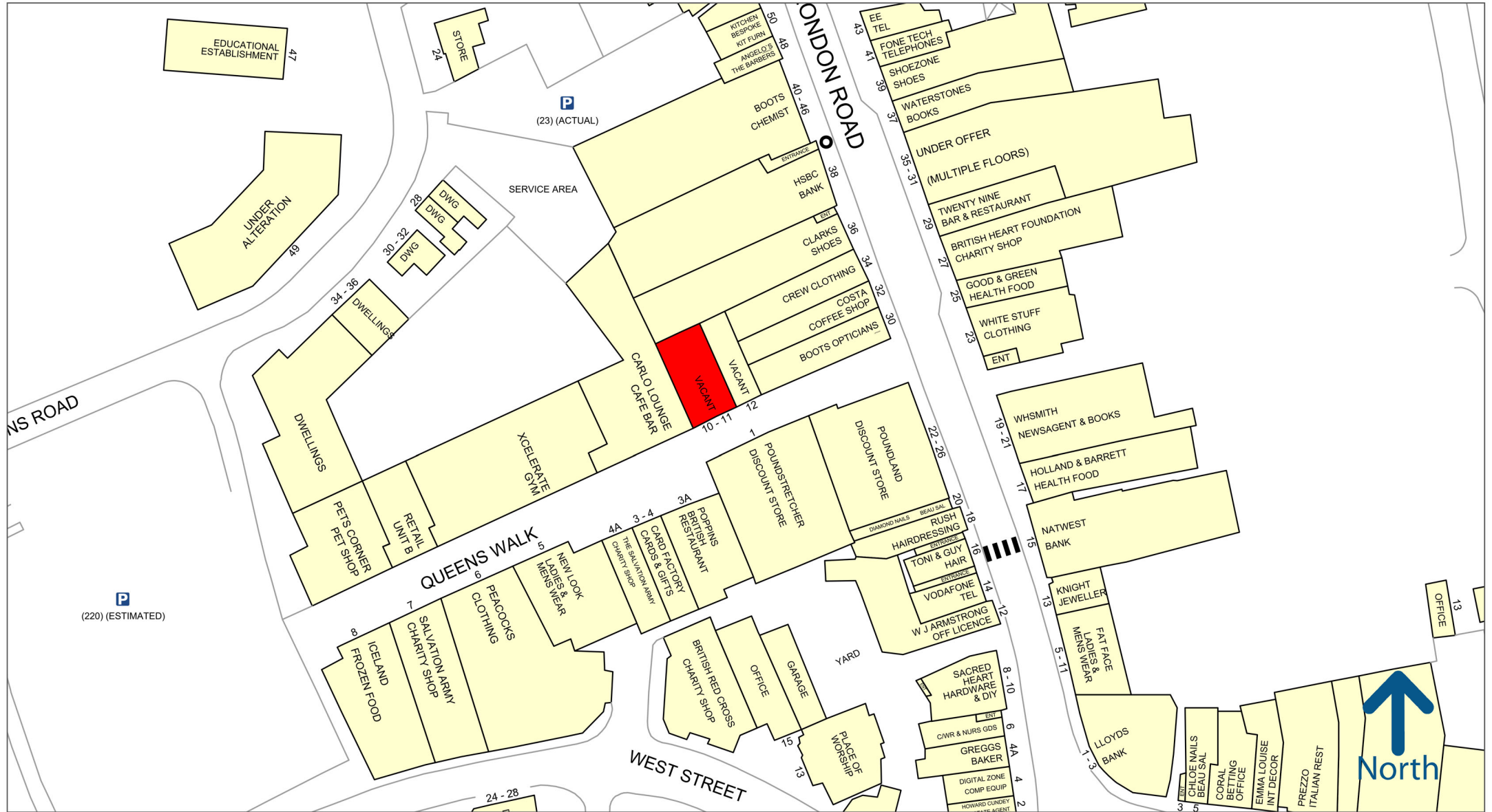
For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT





50 metres

Experian Goad Plan Created: 11/09/2023

Created By: Cradick Retail

For more information on our products and services:

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