

# Prime Shop To Let - Adjoining CREW CLOTHING COMPANY

### 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 to the west and Tunbridge Wells 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 at the southern end of London Road, close to its junction with the High Street, and is within a short walking distance of a number of public car parks.

The property adjoins **Crew Clothing**, whilst notable retailers within the immediate vicinity include **WHSmith**, **White Stuff**, **Holland & Barrett**, **Boots**, **Costa Coffee**, **Waterstones** and **Poundland**.

The Queens Walk retail and leisure scheme is situated to the rear of the subject property, with existing tenants of note including **Iceland**, **Peacocks**, **Pets at Home** and **Card Factory**. Parking is located to the rear of the development where Queensway car park provides 164 car parking spaces.

#### ACCOMMODATION

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

Gross Frontage	7.3 m	24 ft 0 ins
Internal Width (max)	8.63 m	28 ft 3 ins
Shop Built Depth	35.9 m	117 ft 10 ins
Ground Floor	288.6 sq m	3,106 sq ft

#### TERMS

The property is available by way of a new 15 year full repairing and insuring lease at a commencing rental of **£45,000 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

Current Rateable Value Rate in the  $\pounds$  (2024/25)

£39,000 49.9p

Prospective occupiers should make their own enquiries to verify this information.

#### 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:-

Josh Heap
01892 707502
07538 492812
jheap@cradick.co.uk

Andrew Morrish 01273 617141 07919 172115 amorrish@cradick.co.uk

#### Subject to Contract and Exclusive of VAT

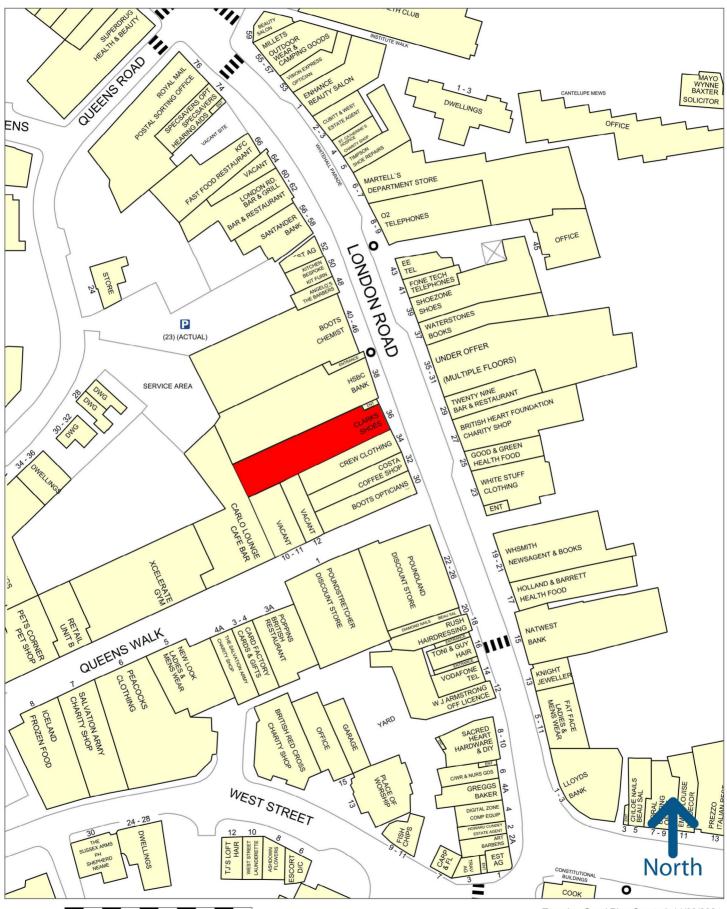


www.cradick.co.uk Unit D. The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 51500 RICS<sup>®</sup>

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warrantly whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and protected, held and protected with the Act. For a full copy of our privacy policy, please refer to our website www.cradick. co. uk.

experian.

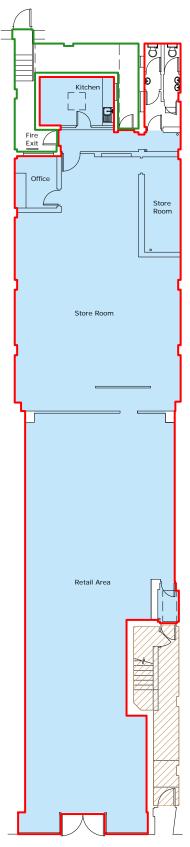


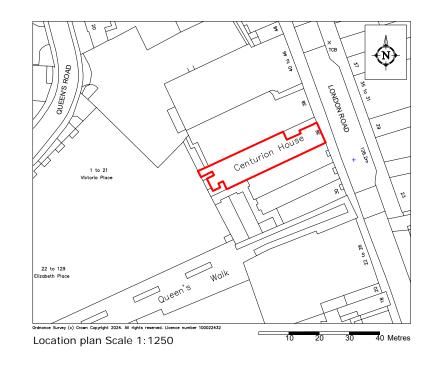




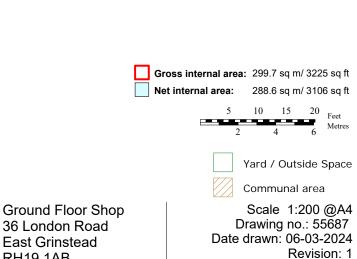
50 metres Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885 Experian Goad Plan Created: 11/03/2024 Created By: Cradick Retail

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com









Ground Floor



Trueplan (UK) Ltd, Bank Chambers, 36 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RB

01892 614 881 plans@trueplan.co.uk www.trueplan.co.uk 36 London Road East Grinstead **RH19 1AB**