

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:-

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Subject to Contract and Exclusive of VAT

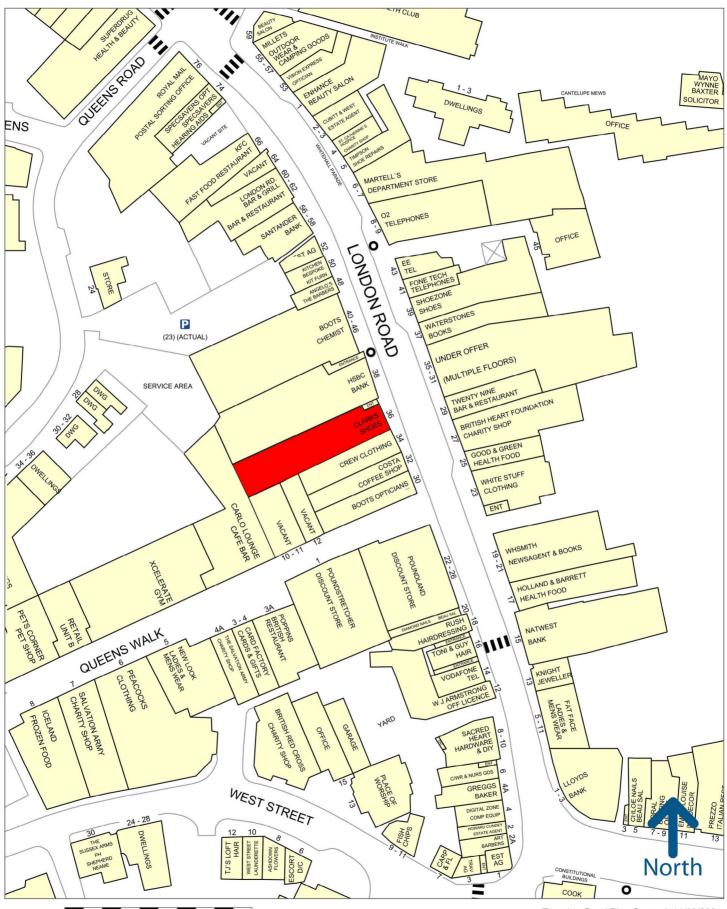


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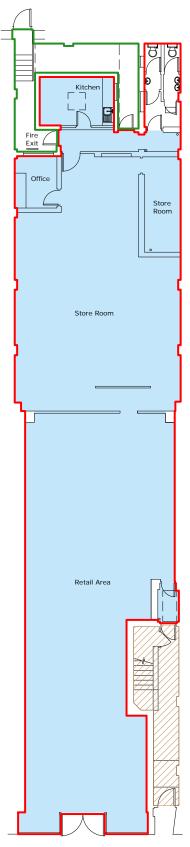


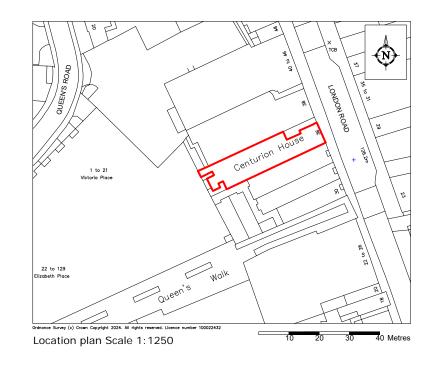




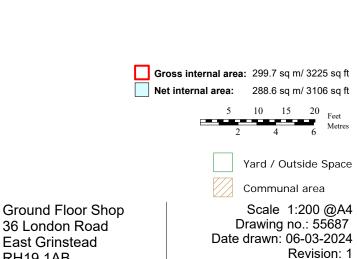
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Ground Floor



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