

East Grinstead - 31 North End, London Road, West Sussex RH19 1QJ
Freehold Shop & Residential Development Opportunity



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Shop & Residential Development Opportunity



Investment Consideration:

- Purchase Price: £500,000
- VAT is NOT applicable to this property
- Vacant possession and development opportunity
- Currently an empty building (pictures to right was taken during previous commercial tenant occupation).
- Prominent retail unit location
- Within walking distance of East Grinstead Town Centre
- Planning approved on 9th July 2019 for 3 flats and 1 commercial unit. Commercial unit retained as existing. Shop Frontage: 17 ft on London Rd
- Development opportunity is reducing the ground floor retail unit to 50.7 sqm and converting the rear part of the commercial unit into two residential studio flats (38.7 sqm and 35.2 sqm)
- Upper parts include one bedroom flat that provides a kitchen and lounge at first floor level with the bedroom on the second floor
- 4 parking spaces associated with the property



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Location:

- The premises are located in a prominent position fronting the London Road which forms one of the main roads into East Grinstead.
- East Grinstead has an excellent selection of shops, cafes and restaurants together with a cinema and multiple supermarkets.
- The town benefits from excellent road and rail connections being on the A22 with Junction 6 of the M25 10 miles to the North and the M23 7 miles to the West.
- East Grinstead Railway Station provides regular services to Croydon and London Victoria.



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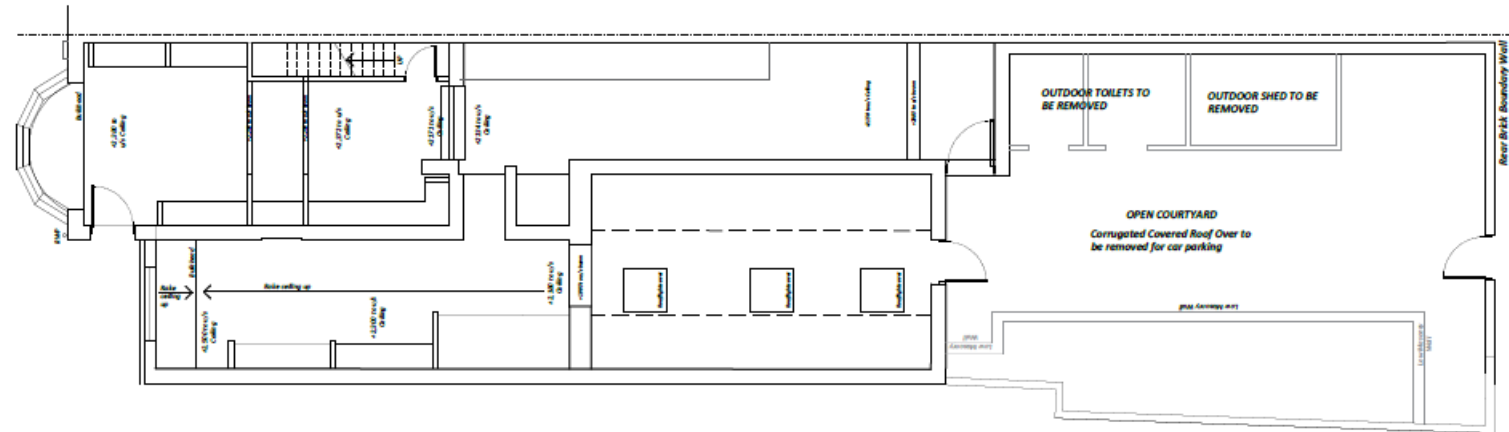


Approved Ground Floor Plans:

Planning Reference No: DM/19/1720
Mid Sussex District Council Portal

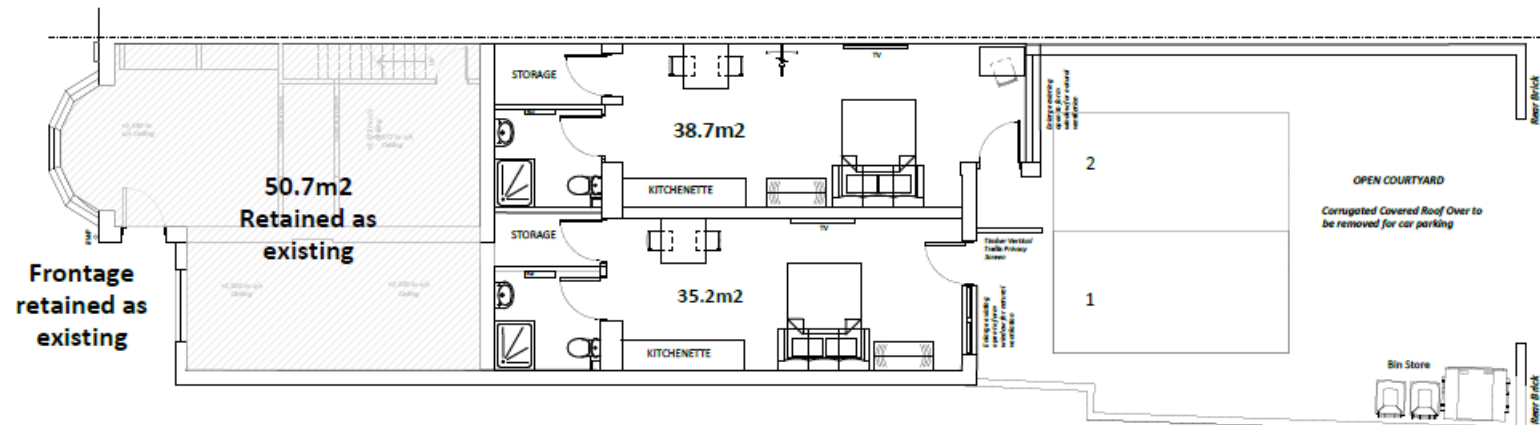
Decision Date: 9th July 2019

Development Deadline: within 3 years from approval date



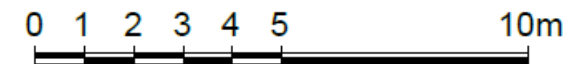
EXISTING GROUND FLOOR PLAN

Scale 1:100@A3



PROPOSED GROUND FLOOR PLAN

Scale 1:100@A3



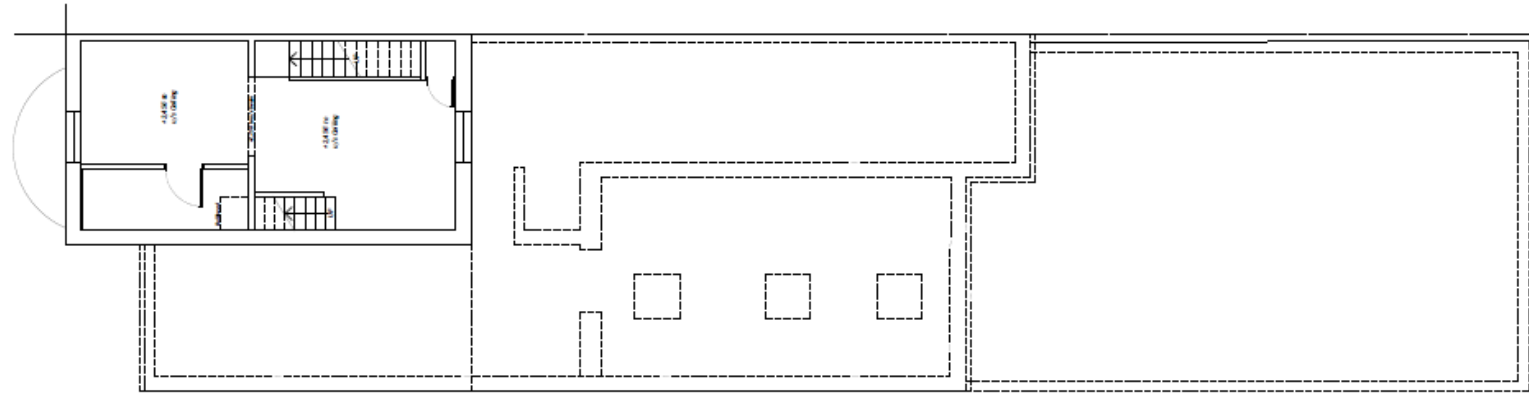
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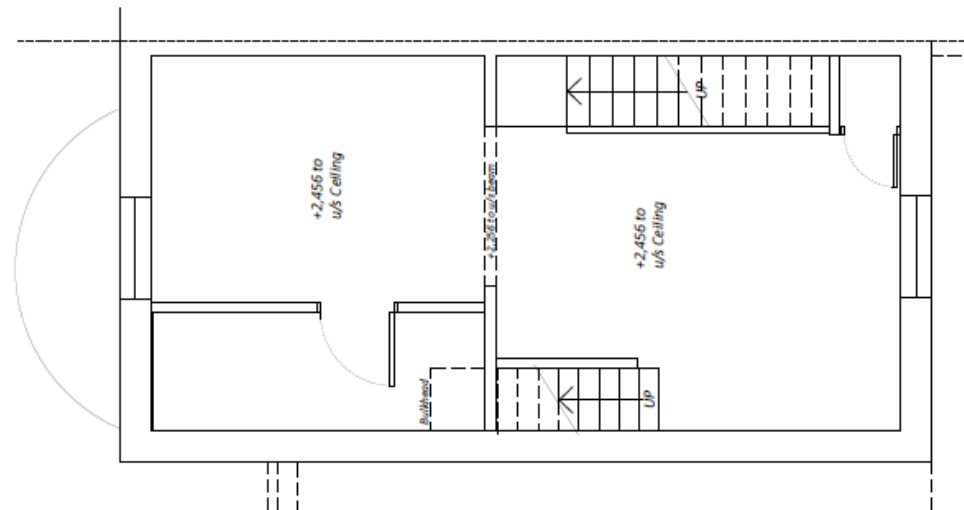
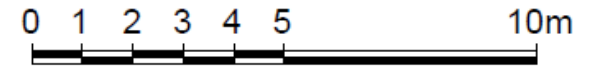


First Floor Plans:

Uppers remain unchanged for planning



FIRST FLOOR PLAN
Scale 1:100@A3



FIRST FLOOR PLAN
Scale 1:50@A3



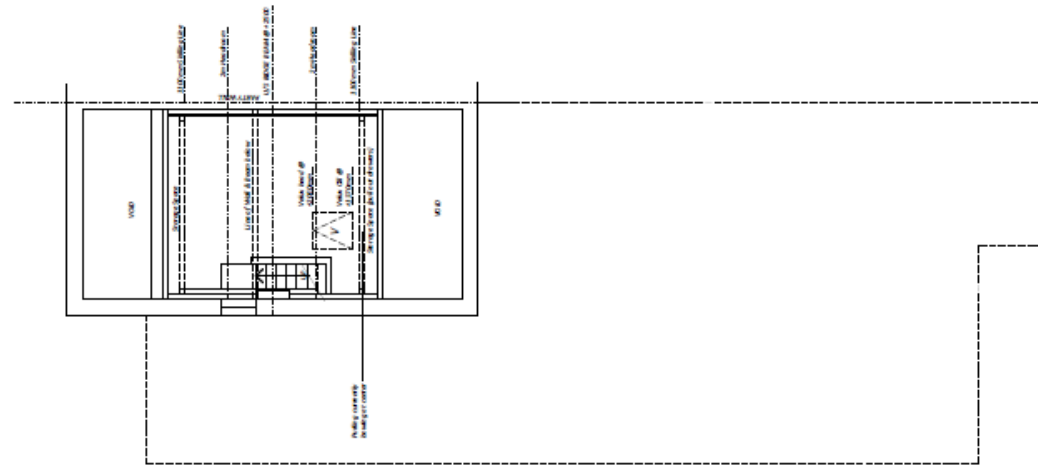
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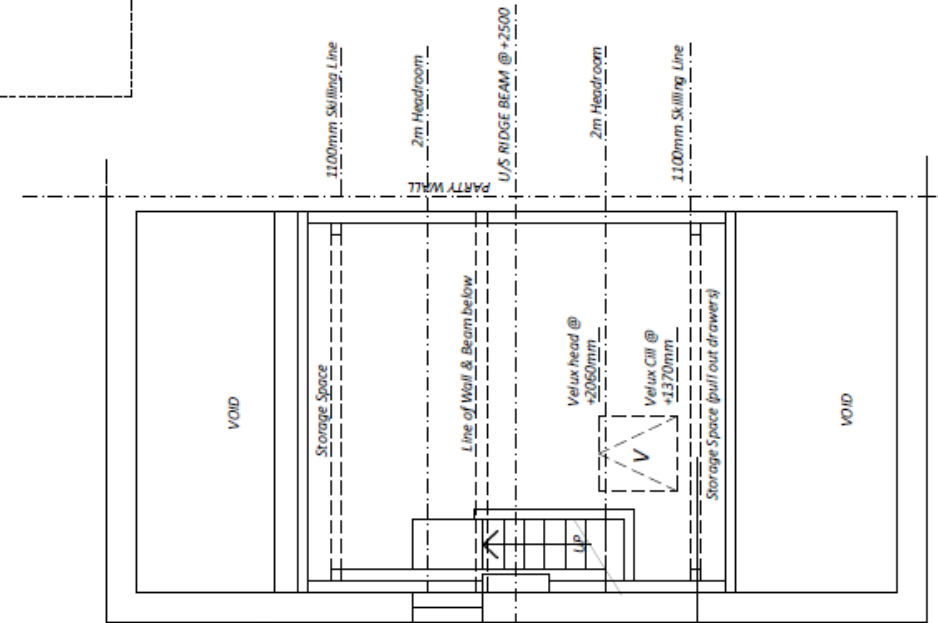
Second Floor Plans:

Uppers remain unchanged for planning



SECOND FLOOR PLAN

Scale 1:100@A3



SECOND FLOOR PLAN

Scale 1:50@A3



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Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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