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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

For Sale: Prominent two storey building with parking

The Old Bakery, Lower Square, Forest Row, RH18 5HA



Of interest to Owner Occupiers, Investors and Developers

A prominent, two storey character building situated on the corner of Lewes Road and Lower Square, towards the north of the village centre. Currently comprising a self-contained ground floor retail unit and self-contained first floor offices with large rear parking area and garage/stores.

KEY FEATURES

- Prominent village location
- Investment/Development potential
- Character building with ample parking
- Asset Management opportunities

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LOCATION

The property occupies a prominent corner position on Lower Square and the main A22 (London to Eastbourne Road), within the central shopping area of the village of Forest Row. The village is approximately 4 miles south of East Grinstead and the towns of Tunbridge Wells, Crowborough and Uckfield are all within easy reach.

Forest Row is a large affluent village to the north of East Sussex located 3 miles south of East Grinstead with a population in the Parish of approximately 5,500 persons at the last Census. The village has retained much of its original character, being close to Ashdown Forest.



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PROPERTY DETAILS

Whole Building

£POA

DESCRIPTION

The subject property comprises an end of terrace two storey building, with additional part basement area, comprising a ground floor shop fronting Lower Square and, separately accessed from the London Road elevation, first floor offices having a ground floor entrance. The site includes an area of forecourt to the shop, a strip of land to the side/west together with a large rear yard and detached garage. The building is estimated to originally have been constructed in circa 1860's.

The yard and garage have vehicular access from the sites London Road frontage.

ACCOMMODATION

The approximate net internal floor areas, measured in accordance with the RICS Code of Measuring Practice, are as follows:

Ground Floor:

Front retail: 275 sq ft (25.55 m2)

Rear retail area: 200 sq ft (18.58 m2)

Rear store/changing area: 45 sq ft (4.18 m2)

Rear store room: 170 sq ft (15.79 m2)

Rear office/staff room: 103 sq ft (9.57 m2)

Cloakroom

Total: 793 sq ft (73.67 m2)

First Floor

Front office: 281 sq ft (26.1 m2)

Mid office: 210 sq ft (19.5 m2)

Kitchen: 112 sq ft (10.4 m2)

Rear store: 239 sq ft (22.2 m2)

Total: 842 sq ft (78.23 m2)

Cloakroom

TENANCIES

Ground Floor (Retail) - Vacant

First Floor (Offices)

Let for a term of 3 years from (October 2018) at a rent of £7,250 pax. The lease is excluded from the security of tenure provisions of the Landlord & Tenant Act 1954, Part II (as amended) and there is a mutual break option at any time after the first year of the term on not less than 3 months prior written notice.

PRICE

Offers are invited for the freehold interest available subject to existing tenancy on the first floor offices.

EPC

[Ground Floor Rating G-189 - click here to download](#)
[First Floor Rating G-193 - click here to download](#)



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PLANS

[Ordnance Survey Extract location map - click here to download](#)
[Ordnance Survey Extract site plan - click here to download](#)
[Ground Floor lease plan - click here to download](#)
[First Floor lease plan - click here to download](#)

VAT

VAT is not applicable.

LEGAL FEES

Each party to bear their own legal costs.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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