

Shop To Let

EAST GRINSTEAD King Street



LOCATION

The premises occupy a prominent trading location on King Street adjacent to the newly proposed **Pure Gym**. The Atrium, East Grinstead's principal leisure scheme is located opposite to the development.

The unit will further benefit from being located directly beneath a new 79 bed Travelodge.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground floor only comprising the following approximate net internal floor areas:-

Ground Floor Sales	3,460 sq ft	321.4 sq m
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*An additional 3,000 sq ft of storage can be provided for an additional rent.

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews at a commencing rent of **£65,000 per annum exclusive**.

LEGAL COSTS

Each part is to be responsible for their own legal costs incurred in the transaction.

RATES

The property is yet to be assessed.

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and a copy can be provided upon request.

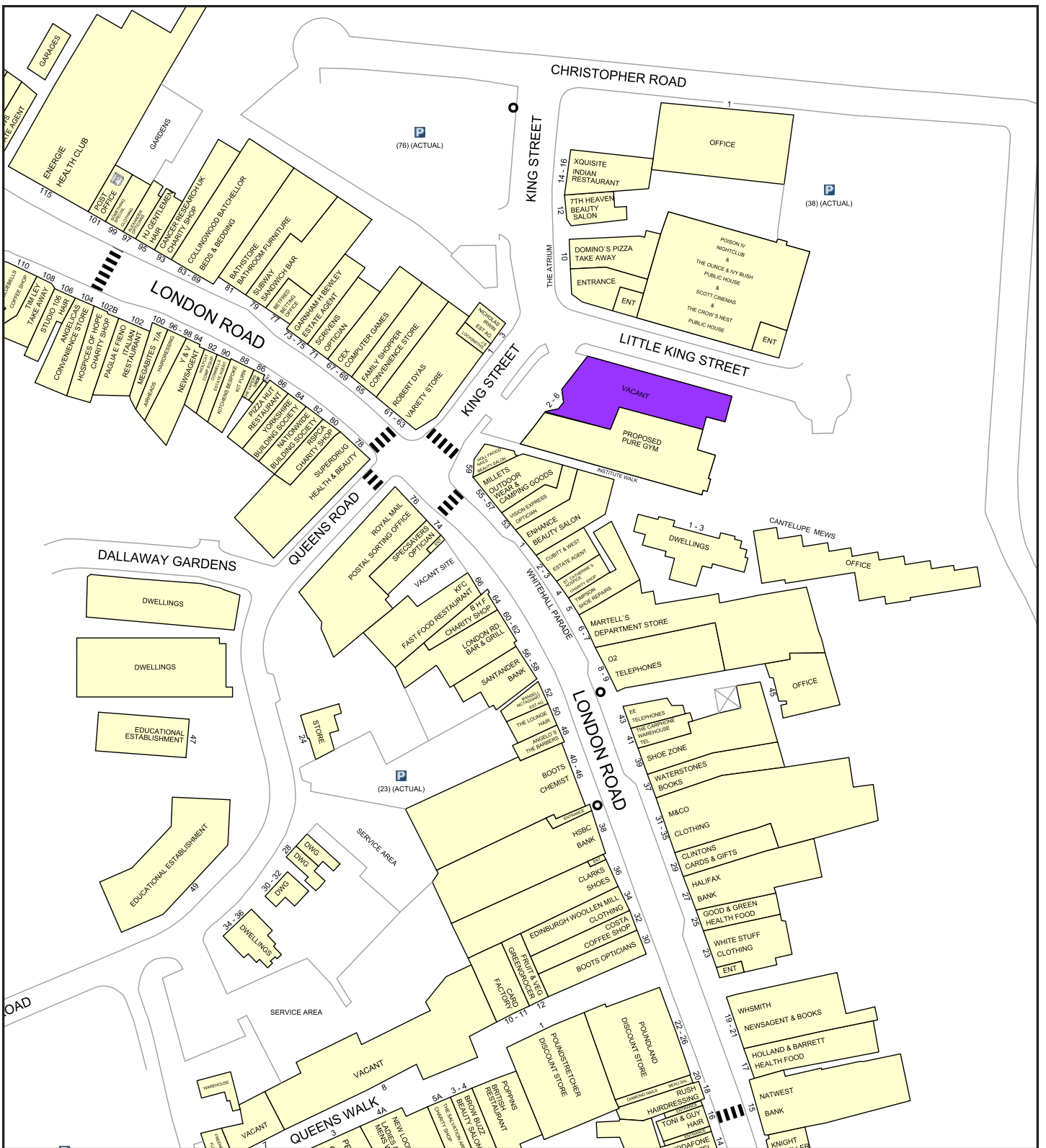
VIEWING

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Richard Criss
richard@primeretailproperty.com

Rory Gittins
rory@primeretailproperty.com

Subject to contract



Prime Retail.

Property Consultants

2 Conduit Street
 London W1S 2XB

020 7016 5340

primeretailproperty.com