



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: High Street Retail Unit (A1 use)

26 High Street, East Grinstead, RH19 3AS



Prominent retail premises with ancillary accommodation and basement storage situated in the heart of the town centre in a central location on the southern side of the High Street.

KEY FEATURES

- Prominent High Street location
- New lease available
- Considered suitable for a variety of uses (STPC)
- 2 designed car parking spaces
- 822 sq ft

www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

26 High Street, East Grinstead, RH19 3AS

LOCATION

The premises are located on the southern side of the High Street in a central location between London Road and Portland Road. East Grinstead railway station and bus terminus are within about 0.5 miles. Nearby occupiers include Cafe Nero, Prezzo, Fat Face, Barclays Bank, White Stuff, Russell & Bromley, Jo-Jo Maman Bebe and a wide variety of speciality retailers and other restaurant operators etc.

East Grinstead is a popular and affluent West Sussex town which has a population of approximately 26,000, located approximately 30 miles south of London, 8 miles east of Crawley and 11 miles west of Tunbridge Wells. The town benefits from good communication and is situated at the junction of the A22 and A264, approximately 10 miles south of Junction 6 of the M25. Gatwick Airport and the M23 are approximately 7 miles to the west.



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



26 High Street, East Grinstead, RH19 3AS

PROPERTY DETAILS

Ground Floor
Retail

822 sq ft

(76.37 m2)

To Let: £27,500 pa

ACCOMMODATION

The premises, measured in accordance with the RICS Code of Measuring Practice, provide the following approximate net internal floor areas:-

Ground Floor

Sales Area: 707 sq ft (65.68 m2)

Rear Room: 98 sq ft (9.10 m2)

Kitchen: 17 sq ft (1.58 m2)

W.C.

Basement

Storage: 805 sq ft (74.81 m2)

Externally

2 designated parking spaces to the rear of the premises.

LEASE

Available on a new full repairing and insuring lease for a term to be agreed. Further details upon application.

RENT

£27,500 per annum exclusive

PLANNING

The subject premises are Grade II Listed and have planning consent for use as a Retail (A1). Under current planning legislation there is permitted change of use to Financial and Professional Services (A2), and also consideration will be given to alternative uses such as Restaurant/Café (A3) use or Leisure and Assembly (D2) use (subject to prior approval).

BUSINESS RATES

Rateable Value: £16,000

Rates Payable: £7,856 (2019/20)

Interested parties are advised to contact Mid Sussex District Council Tel: 01444 477564 or www.midsussex.gov.uk to verify this information.

VAT

VAT is not applicable.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



David Bessant MRICS
bessant@gravesjenkins.com



graves
jenkins
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

26 High Street, East Grinstead, RH19 3AS



Dominic Ryan
ryan@gravesjenkins.com

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.

www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



graves
jenkins
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

26 High Street, East Grinstead, RH19 3AS



www.gravesjenkins.com

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant