graves jenkins
PROPERTY PEOPLE

gravesjenkins.com



65 High Street, East Grinstead, West Sussex RH19 3DD

LONG LEASEHOLD FOR SALE/TO LET: GROUND FLOOR SALON/RETAIL/BUSINESS UNIT - CLASS E

1,510 SQ FT (140.28 SQ M) OR UNIT FROM 700 SQ FT (65.03 SQ M)

LOCATION



The property is situated towards the eastern end and the northern side of the historic High Street, with a variety of shops, cafes, restaurant, pubs and other mixed commercial uses and particularly popular with speciality retailers.

East Grinstead is an 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. East Grinstead railway station with services to London via East Croydon is located within approximately 0.5 miles.

Description

The property comprises the ground floor of the former Rose & Crown Public House, which has been converted to retail/office space, and most recently occupied as an hair & beauty salon. The premises provide the opportunity to sub-divide into two separate, self-contained units of relatively equal size if required.

Key Features

- Available on a new long lease (circa 999 years)
- Prominent character corner building
- Considered suitable for a variety of uses (STP)
- Can be split into 2 units let on separate leases
- Favoured location for speciality occupiers

Accommodation

The total gross internal floor area of the ground floor only is calculated to be approximately **1,510 sq ft (140.28 sq m).**

Should the ground floor be split into two separate units (A & B) each unit will extend to approximately **750 sq ft (69.7 sq m).**

See attached plan for indicative layouts of potential Units A & B.

At basement level, there is additional storage space that could be included within the demised area. (Further details on application).

Terms

For sale long leasehold for a term of 999 years at a peppercorn ground rent.

Alternatively available on a new lease, on terms to be agreed, for whole as two separate units. (Details on application).

Long Leasehold Price

£325,000 (Three Hundred and Twenty Five Thousand Pounds)

Rent

Rent(s) on application.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Unit A - Rating D - 94
Unit B - Rating C - 64

Business Rates

Unit A Rateable Value: £14,575

Unit A Rates Payable: £7,272.92 (2025/26)

Unit B Rateable Value: £15,400
Unit B Rates Payable: £7,684.60

Small business rate relief could be available for qualifying businesses.
For further information we recommend interested parties contact
Mid Sussex District Council on Tel: 01444 477564
or www.midsussex.gov.uk to verify this information.

VAT

TBC

Legal Fees

Each party to bear their own legal costs involved in the transaction.

AML

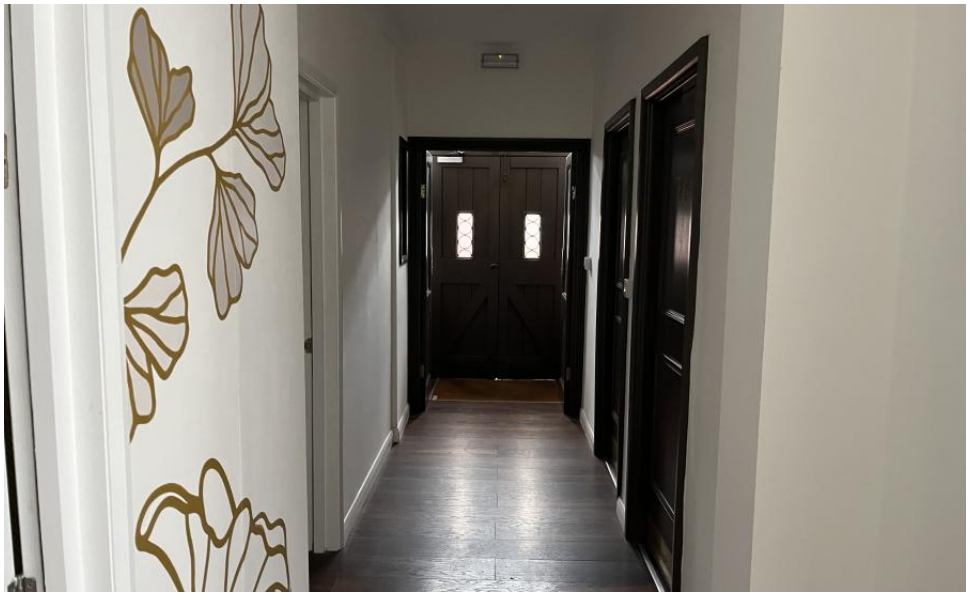
The proposed lessee will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.


enders
01342
315763
CHRISTOPHER MICHAEL
BEAUTY SALON











GET IN TOUCH

gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com

CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD

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.