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PROPERTY PEOPLE

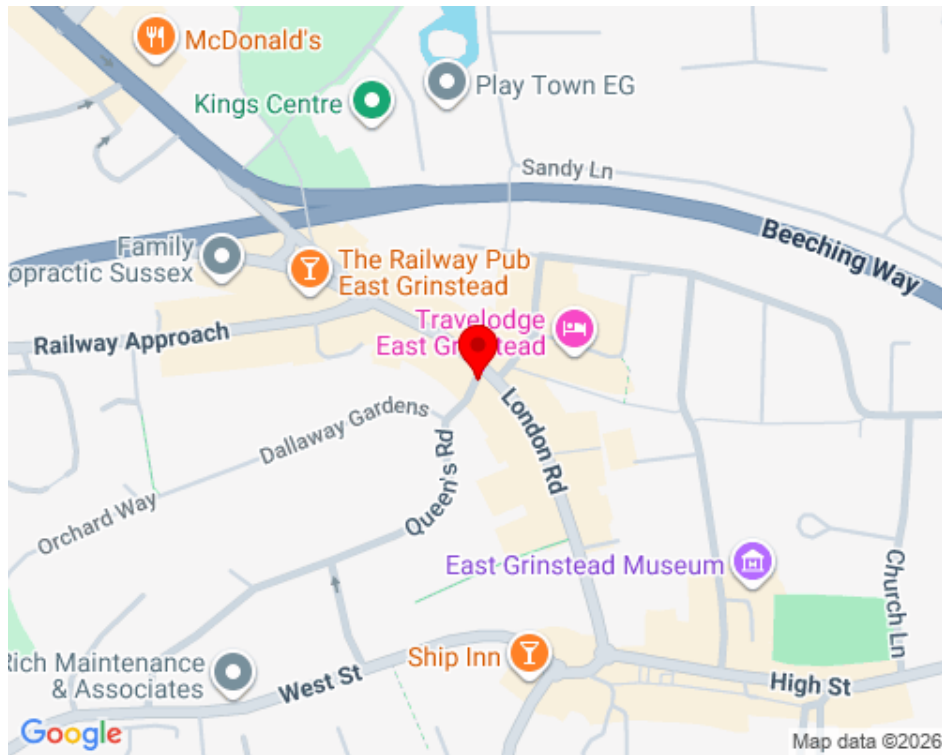
[gravesjenkins.com](https://www.gravesjenkins.com)



87-89 London Road, East Grinstead, RH19 1EJ

RETAIL UNIT

LOCATION



The property is prominently situated to the east side of London Road and north of the junction with Kings Street/Queens Road. London Road, is the towns busiest shopping street, providing the central retail focus for the town, attracting both national/multiple retailers as well as local/regional independent retailers. The Atrium Cinema and King Street public car park are in close proximity. Nearby occupiers include, Nationwide, Superdrug, Robert Dyas and Pizza Hut.

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

Description:

The premises comprise a ground floor lock-up shop unit with extensive fully glazed shop front currently configured to provide open plan space.

Key Features:

- Prominent display frontage
- New lease - no premium
- Open plan space ready for tenant's fit out
- Suitable for a variety of uses

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor Sales area	1,465	136.10
Total	1,465	136.10

Rent:

£38,950 per annum

Terms:

Available on a new full repairing and insuring lease at an initial rent of £38,950 per annum exclusive and on other terms to be agreed.

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.

Business Rates:

To be re-assessed

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



GET IN TOUCH
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