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4 High Street, East Grinstead, RH19 3AW

TO LET: TOWN CENTRE RETAIL UNIT (USE CLASS 'E') - 533 SQ FT (49.52 M2)

LOCATION



The property is situated in a prominent position close to the High Street's junction with London Road within the heart of the prime retail area of East Grinstead. Major retailers and service providers nearby include, Caffè Nero, Lloyds & Barclays Banks. Prezzo, Pizza Express, Fat Face, Greggs & Coral, as well as a variety of more regional and local speciality retailers.

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 approximately 0.5 miles.

Description

The property forms part of a 'Character' Grade II Listed building known as Burgher's House providing ground floor retail accommodation (previously occupied as a Jewellers) located in East Grinstead's historic High Street. There is one car parking space, included to the rear of the premises accessed via Judges Close.

Key Features

- Character building in prominent High Street location
- New lease available
- Suitable for a variety of alternative uses (STPC)

Accommodation

The approximate internal floor area is **533 sq ft (49.52 m2)**.

Lease

Available on a new effectively full repairing and insuring lease on terms to be agreed.

Rent

£16,500 per annum exclusive.

Planning

The permitted use is understood to be Class A1 (Retail) use and

therefore within the new 'E' Class (to include A1, A2, A3, some D1, D2 and B1(a - c) uses.

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

Rateable Value: £13,750

Rates Payable: £6,861.25 (2023/2024)

Small business rate relief is applicable 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

VAT is not applicable.

Legal Fees

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

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
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