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PROPERTY PEOPLE

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59 High Street, East Grinstead RH19 3DD

TO LET: HIGH STREET RETAIL UNIT - 847 SQ FT (78.78 M2)

# LOCATION



The property is prominently situated on heart of the town centre on the north side of the High Street opposite Middle Row. The High Street has a good mix of specialist retailers, banks and other financial services and restaurant operators including Prezzo, Café Nero, Coral, Pizza Express, Lloyds, Barclays and COOK Trading.

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 premises comprise a mid terrace ground floor lock up retail unit with ancillary first floor accommodation and basement storage (limited head height).

## Key Features

- Prominent town centre location
- Considered suitable for other uses (STPC)

## Accommodation

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

### Ground Floor

Main retail/customer area: 360 sq ft (33.47 m2)  
Rear office: 69 sq ft (6.43 m2)  
Rear kitchen 35 sq ft (3.28 m2)  
Separate WC

### First Floor

Main room: 139 sq ft (12.88 m2)  
Second room: 84 sq ft (7.84 m2)

### Basement

Storage: 160 sq ft (14.88 m2)

**Total: 847 sq ft (78.78 m2)**

## Planning

The premises currently benefit from A2 Use (Professional & Financial Services) and therefore change of use is permitted to A1 (Retail) if required. In addition, other uses may be acceptable subject to obtaining all necessary consents.

## Lease

A new effectively full repairing and insuring lease is available on terms to be agreed. Further information on application.

## Rent

**£18,500 per annum exclusive**

## 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

Rating D - 94

## Business Rates

2017 Rateable Value: £9,500

2017 Rates Payable: £4,740.50 (2022/23)





A new rating list is effective from 1 April 2023, with new Rateable Values, as follows:

2023 Rateable Value: £10,250

2023 Rates Payable: £5,114.75 (2023/24)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Mid Sussex District Council on Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

## VAT

VAT **may** be payable on the terms quoted. (TBC)

## Legal Fees

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

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.





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[gravesjenkins.com](http://gravesjenkins.com)



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