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PROPERTY PEOPLE

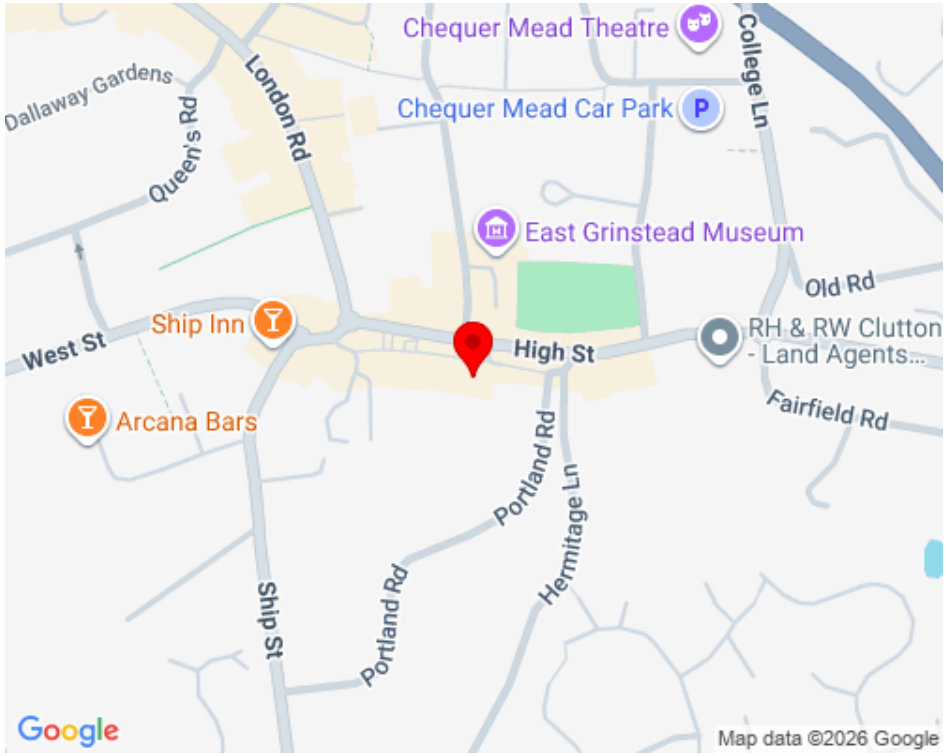
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34-40 High Street, East Grinstead, RH19 3AT

"CHARACTER" HIGH STREET RETAIL PREMISES

LOCATION



The property is situated on the southern side of East Grinstead's busy High Street, home to a good mix of multiple and specialist retailers, Banks, Estate Agents, restaurants and cafe/coffee shop operators.

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:

A notable Grade II Listed building occupying a prominent site in East Grinstead's historic High Street. The building dates back to the early 14th century and has been in the same family ownership since 1896. The accommodation is laid out over four floors (including part basement and attic floors) and benefits from excellent retail frontage to the High Street with rear car park and access.

Key Features:

- Rarely available historic building
- Central High Street location
- Considered suitable for a variety of alternative uses (STC)
- Asset Management/conversion/sub-division opportunities
- Versatile accommodation
- On site parking

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Unit 34-36 - Sales Area1,201111.58First Floor Unit 34-36 - Ancillary Offices/Stores98791.70Basement Unit 34-36 - Ancillary Stores62157.69Ground Floor Unit 38-40 - Sales Area1,352125.60First Floor Unit 38-40 Sales Area & Ancillary1,142106.10Second Floor Unit 38-40 - Ancillary Stores56752.68Total5,870545.35

Price:

Offers in the region of £1,350,000

Terms:

Freehold with vacant possession.

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.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

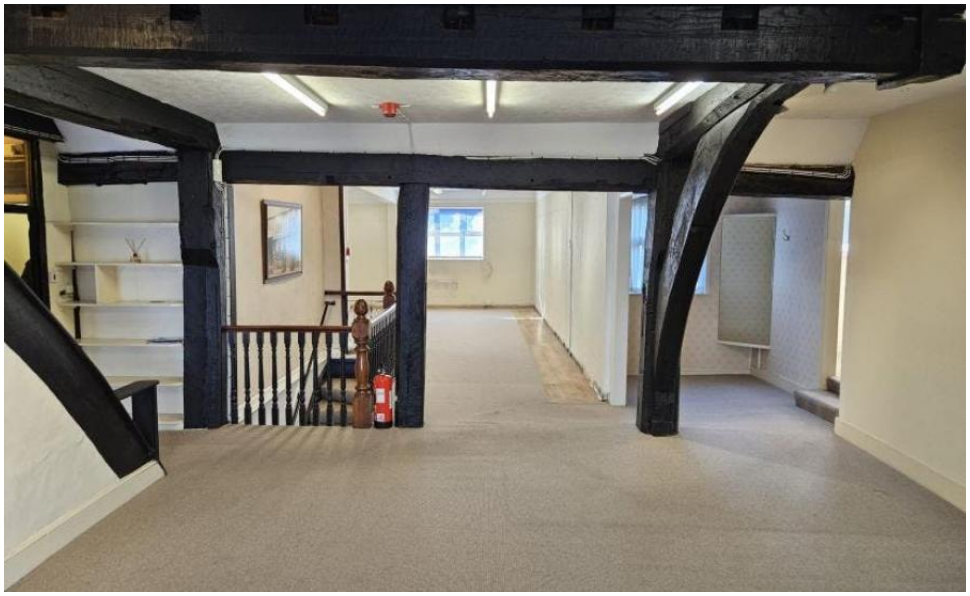
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

























GET IN TOUCH

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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.