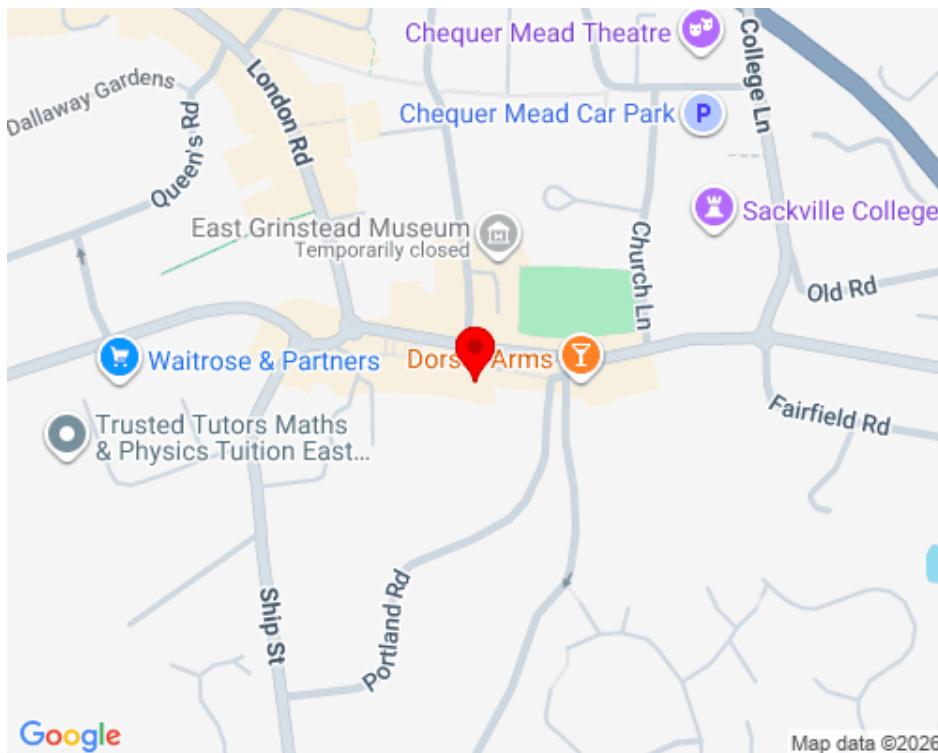




34-40 High Street, East Grinstead, RH19 3AT  
"CHARACTER" HIGH STREET RETAIL PREMISES

# LOCATION



## 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:

Unit 34-36: 260.96 sq m (2,809 sq ft)

Unit 38-40: 284.47 sq m (3,062 sq ft)

**Total:** 545.43 sq m (5,871 sq ft)

## Price:

Offers in the region of £1,350,000

## Business Rates:

Rateable Value: £58000

Rates Payable: £32190 per annum

Interested parties are advised to contact Mid Sussex District Council

Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

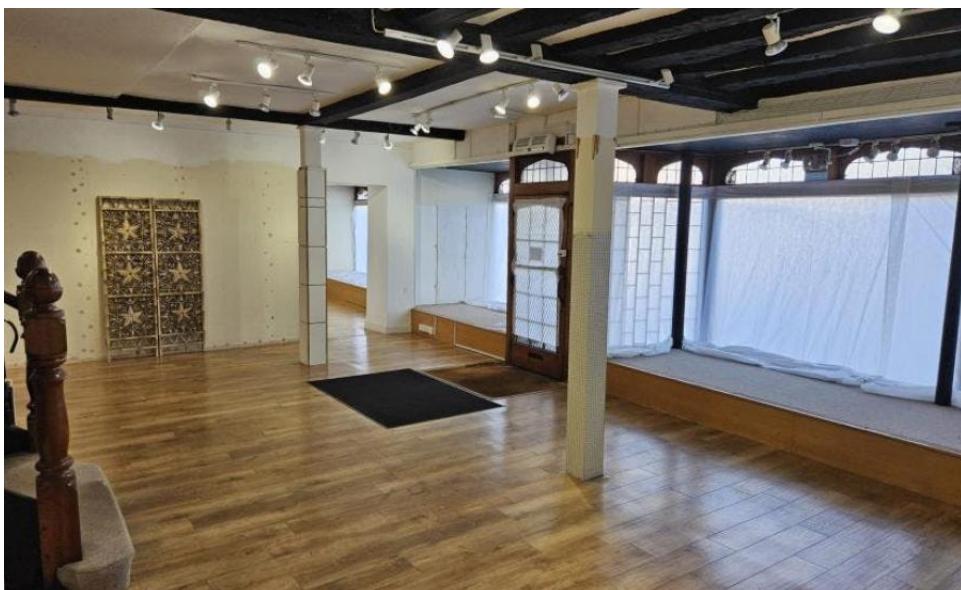
## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs











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



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



Stephen Oliver

01293 401040  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



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