



## LARGE SHOP TO LET 693 SQ M (7,460 SQ FT) ON TWO FLOORS

83-85 London Road  
East Grinstead  
West Sussex  
RH19 1EJ

- Town centre position
- Prominent location
- Good display frontage
- Ground floor with retail, storage and staff areas
- First floor retail/ancillary with own access from public car park

**£55,000 PER ANNUM**



## LOCATION

The property occupies a mid-parade position in East Grinstead's busy London Road close to the junction with King Street. A public car park is located immediately behind the property. All town centre amenities are close by in London Road and in the High Street which are underpinned by a mix of independent and national retailers, banks, restaurants and cafes. Traders in the immediate area include Robert Dyas, Pizza Hut, Nationwide, Subway, Bet Fred and Superdrug.

## DESCRIPTION

A large and flexible shop unit providing accommodation over two floors suitable for a variety of uses.

Plate glass frontage leading to the main retail area which widens to the rear and links to an extensive storage and training area, also providing staff WCs and kitchen. From the main trading floor, customer stairs rise to the first-floor retail accommodation which also benefits from access off the King Street public car park to the rear. Part of the ground floor is subject to a fire escape route from a neighbouring shop unit.

Ground Floor - Retail sales - 350.68 sq m (3,775 sq ft)  
Ground Floor - Ancillary - 150.78 sq m (1,623 sq ft)  
First Floor - Retail sales - 135.92 sq m (1,463 sq ft)  
First Floor - Training room - 55.74 sq m - 600 sq ft

**Totals: 693.12 sq m (7,460 sq ft)**

## LEASE TERMS

£55,000 per annum exclusive of utilities and business rates for a lease term to be agreed.

The property is offered on a new full repairing lease direct from the landlord excluding the security of tenure provisions of the Landlord & Tenant Act 1954. The insurance premium is charged in addition to the rent.

Deposits and tenant references will be required. Please contact the letting agent.

## USE

E retail but suitable for other uses subject to planning.

## BUSINESS RATES

83-85 London Road has a rateable value of £62,000.

## ENERGY PERFORMANCE CERTIFICATE

Please contact the letting agent.

## VIEWING AND OTHER INFORMATION

Viewing and further information from the Agents:

**RH & RW Clutton - 01342 410122**

Richard Grassly - RichardG@rhrwclutton.co.uk



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