



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Prominent Town Centre Retail Unit - A1/A2/A3 use

1 Middle Row, East Grinstead, RH19 3AX



The premises comprise a ground floor lock-up retail unit with basement storage, within a prominent "character building" situated in the heart of East Grinstead town centre at the western end of Middle Row, forming part of the High Street.

KEY FEATURES

- Character building
- Prominent High Street location
- New lease - no premium
- Outside seating available
- 623 sq ft

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LOCATION

The property is prominently situated at the western end of Middle Row which forms part of the busy High Street where there is a good mix of specialist retailers, banks, estate agents and restaurant operators etc. East Grinstead is an affluent West Sussex town which has a population of approximately 26,000, located on the A22, approximately 10 miles south of Junction 6 of the M25. Gatwick Airport and the M23 are approximately 7 miles to the west.




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PROPERTY DETAILS	Ground Floor Sales Area	623 sq ft	(57.88 m2)	To Let: £19,000 pa
ACCOMMODATION	The property provides the following approximate dimensions and net internal floor areas measured in accordance with the RICS Code of Measuring Practice:- <i>Ground floor sales area: 623 sq ft (57.9 m2)</i> <i>Basement storage*: 270 sq ft (25.1 m2)</i> <i>It is understood that outside seating immediately adjacent to the property (approximately 20 covers) may be available under a separate agreement with West Sussex County Council.</i>			
PLANNING	The premises benefit from consent for A1 (Shops), A2 (Financial & Professional Services) & A3 (Restaurants & Cafes) uses with ancillary A5 (Hot Food Takeaway). The current planning consent does not allow primary cooking of unprepared food on the premises.			
EPC	Rating E-123 - click to download EPC			
LEASE	Available on full repairing and insuring lease on terms to be agreed at an initial rent of £19,000 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 interested party satisfies themselves in this regard.			
BUSINESS RATES	Rateable Value: £7,900 Rates Payable: £3,942.10 (2020/21) Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. 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 will not be applicable.			
LEGAL FEES	Each party to be responsible for their own legal costs.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Sole Agents Graves Jenkins			
CONTACT		David Bessant MRICS bessant@graves-jenkins.com		



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Dominic Ryan
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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.

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