Cradick RETAIL
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FOREST ROW

5 NEWLANDS PLACE RH18 5DQ

Investment Property
Long Leasehold For Sale

LOCATION

Forest Row is a village in East Sussex, three miles from the town of East Grinstead. The centre of the village lies at the intersection of the A22 and the B2110 to Tunbridge Wells.

The property is prominently positioned in a centrally located parade of shops. There is a wide range of independent shops, restaurants and businesses in the immediate vicinity including **The Hop Yard Brewing Co**, **Seasons Wholefoods**, **COOP** and **No.8** to name a few.

ACCOMMODATION

The property comprises a ground floor lock up shop with the following approximate areas and dimensions:-

Shop Width	5.48 m	18 ft 0 ins
Shop Depth	12.57 m	41 ft 3 ins
Ground Floor	**69.30 sq m**	**746 sq ft**

TERMS

The remainder of the Long Leasehold interest (expiring 2995) of the unit is available.

The property is to be sold with Vacant Possession upon completion.

Guide price £245,000.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band G. A copy of the EPCs is available on request.

RATING ASSESSMENT

Current Rateable Value	£11,000
Rate in the £ (2021/22)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Charlie Evans
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07484 510906
cevans@cradick.co.uk

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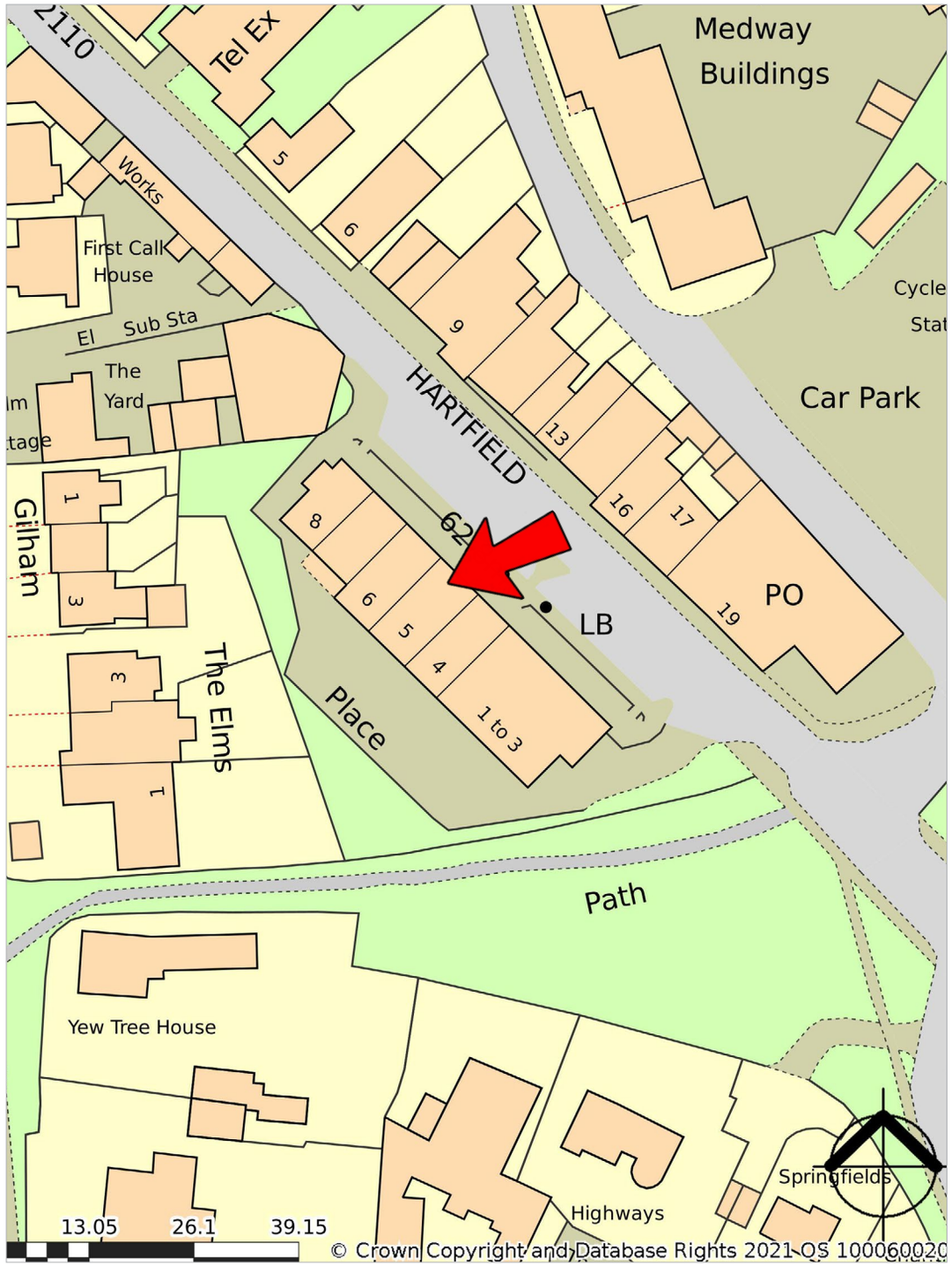
07770 935263
astanden@cradick.co.uk

Subject to Contract & Exclusive of VAT

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 2018 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.


2110
Tel Ex
Medway
Buildings
Works
First Call
House
Sub Sta
El
The
Yard
Cycle
Stat
Car Park
HARTFIELD
Gilham
The Elms
Place
62
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Path
Yew Tree House
Springfields
Highways
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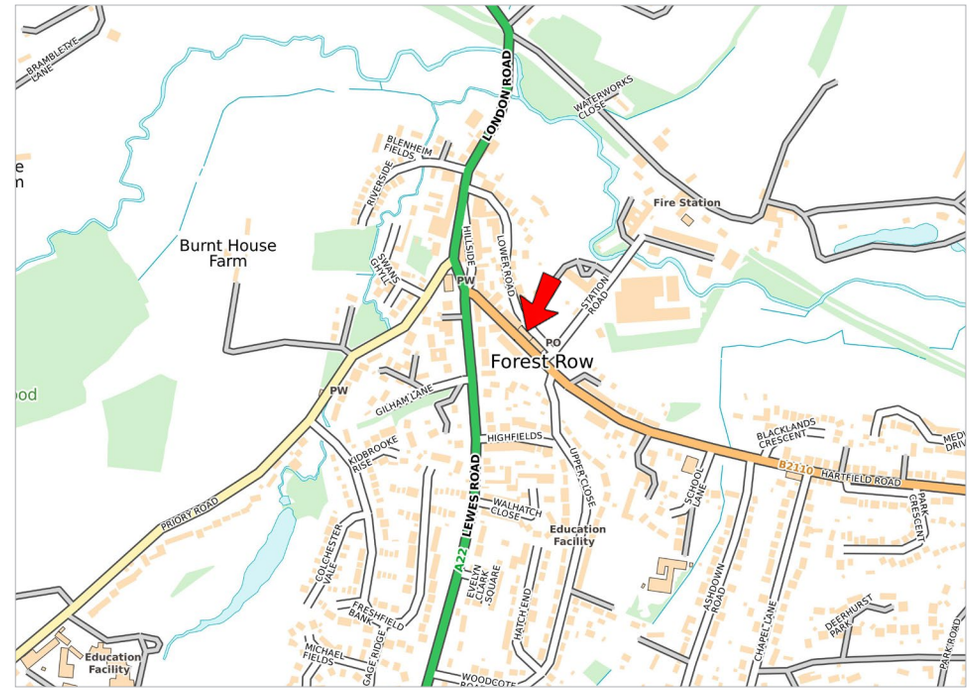
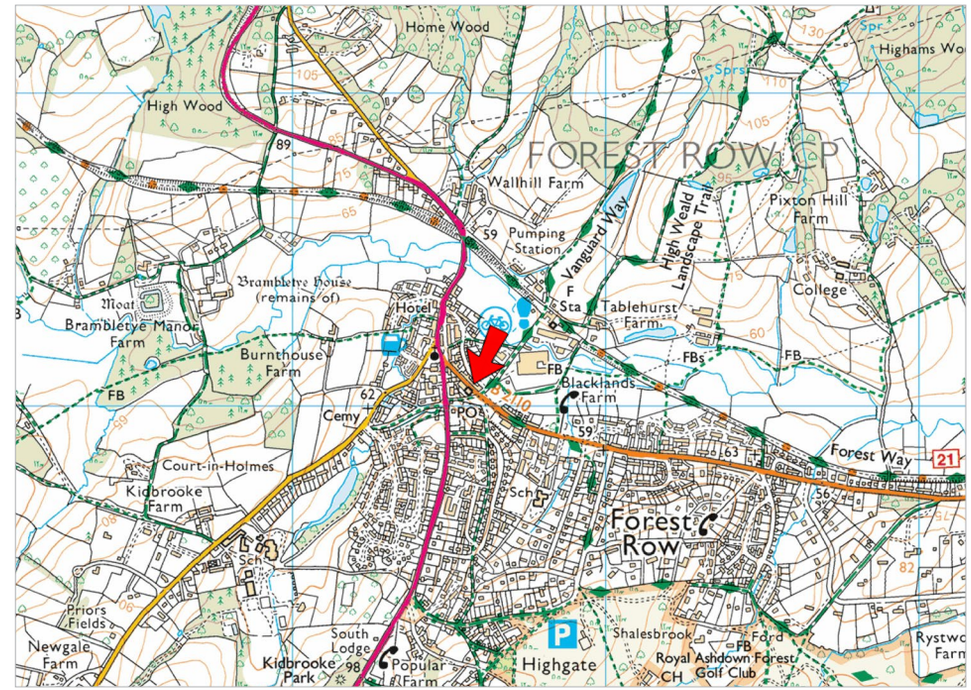

Burnt House
Farm
LONDON ROAD
Fire Station
Forest Row
PO
PW
GILHAM LANE
HIGHFIELDS
LEWES ROAD
A22
B2110
HARTFIELD ROAD
PRIORY ROAD
Education
Facility
WALHATCH
CLOSE
BLACKLANDS
CRESCENT


Home Wood
High Wood
FOREST ROW CP
Wallhill Farm
Pixton Hill
Farm
Pumping
Station
Vanguard Way
High Weald
Landscape Trail
Brambletye House
(remains of)
Brambletye Manor
Farm
Burnthouse
Farm
Tablehurst
Farm
College
Blacklands
Farm
Cemy
PO
B2110
Court-in-Holmes
Kidbrooke
Farm
Forest Way
Forest
Row
Priors
Fields
Newgale
Farm
South
Lodge
Kidbrooke
Park
Popular
Farm
Highgate
Shalesbrook
Royal Ashdown Forest
Golf Club
CH