



chartered surveyors  
and property consultants



21 Hartfield Road • Forest Row • East Sussex RH18 5DY – Shop For Sale – 452 sq ft



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### Location

Forest Row is a large village around 3 miles southeast of East Grinstead, with a population of around 5500.

This shop is within a neighborhood parade directly fronting Hatfield Road (B21 10) and opposite Forest Row Community Centre. There are two free car parks - opposite and on the junction with Station Road - Hatfield Road Car Park and Lower Road Car Park.

There is a direct rail service from East Grinstead to London Blackfriars or Victoria, with a journey time to either of just under 1 hour.

### Description

A lock up shop comprising a front and rear sales area, with WC and kitchen. There are also 2 car spaces to the rear. The flat has been sold off on a long lease.

### Floor Areas

Front Sales - 316 sq ft

Rear Sales - 136 sq ft

### Price

On application.

### Business Rates

The Rateable Value is £12,250.

Small Business Rates will apply. Interested parties are advised to clarify the amount payable directly with Wealden District Council - 01323 443322.

### Viewing Arrangements

**Strictly by appointment.**

T - **01892 552500**

Rupert Farrant - [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

### Important Note:

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## COMMERCIAL

Contact Rupert Farrant

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