



Freehold Retail & Residential Investment  
16, 16a & 16b London Road, East Grinstead, West Sussex



16, 16a & 16b London Road  
East Grinstead  
West Sussex  
RH19 1AG

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Retail and Residential Building in a prime location in the London Road affording good investment and management potential.

- Good access to all Town Centre amenities
  - Attractive historic building
- Building extends internally to approximately 1,800 sq ft (167 sq m)
  - One shop and two 2 bedroom flats
  - Good long term potential

**FREEHOLD INVESTMENT FOR SALE**  
**£600,000**

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#### SITUATION

The Property is prominently situated in a prime trading position in the London Road, the main retail area of East Grinstead. Major retailers near by include Natwest Bank, WH Smith, Fat Face, Vodafone, Holland & Barrett and Poundland.

The railway station with services to London via East Croydon and the bus terminus are both within approximately 0.5 miles. Junction 10 on the M23 motorway is about 6 miles distant, giving access to Gatwick Airport and the M25 motorway.

#### DESCRIPTION

16 London Road is a mid-terrace building and architecturally forms part of a pair with 14 London Road. The building provides a retail shop at ground floor and two upper floors arranged as two flats. The property has brick elevations to the front and rear with



the second floor tile hung at the front, all under a pitched, clay tiled roof.

The Shop trades as Toni & Guy and is fitted out as a hair salon. The shop front is mainly glazed with the entrance door to the left-hand side of the building. Internally the shop is a rectangular shaped layout. At the rear there is a staff area with WC kitchenette, and rear door to a passage leading to the London Road.

The first floor flat, No 16a, is reached via a door from the pavement set within 14 London Road and comprises two bedrooms, a sitting room, bathroom and kitchen. There is access from the kitchen to a small roof terrace above the rear of the shop.

Flat 16b is approached via an external passageway and with the rear access shared with the shop. The flat comprises two bedrooms, a sitting room, bathroom and a kitchen. Similar to the flat the floor below.

### Schedule of Tenancies and Accommodation

Unit	Use	Area	Tenant	Lease Terms	Rent	Comments
	Shop	600 sq ft (55.74 sq m)	Toni & Guy South East Ltd Reg. No. 05272448	14.02.2020 to 13.02.2030 Inside L & T Act 1954	£19,000 per annum	<ul style="list-style-type: none"> <li>•Rent Review 14.02.2025</li> <li>•Tenant repairs</li> <li>•Insurance rent recharged</li> </ul>
16a	Flat	614 sq ft (57 sq m)	Two individuals	Periodic - 30.01.2025	£11,376 per annum	•Assured Shorthold Tenancy
16b	Flat	581 sq ft (54 sq m)	Two individuals	Periodic - 30.05.2025	£12,000 per annum	•Assured Shorthold Tenancy





## BUSINESS RATES & COUNCIL TAX

The Properties have the following rateable values:

As at April 2023 the current rateable value for the retail premises is £15,000

16a London Road - residential flat - Band B

16b London Road - residential flat - Band B

## TERMS

**Offers invited for the freehold - price guide - £600,000.** Subject to the tenancies, subject to contract and exclusive of VAT.

## VIEWING

Strictly by confirmed appointment via the Selling Agents:-

RH & RW Clutton - 01342 410122

BenedictH@rhrwclutton.co.uk

KatieD@rhrwclutton.co.uk

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01342 410122  
www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF