

EAST GRINSTEAD

48 LONDON ROAD RH19 1AB



Freehold Investment For Sale



PROPERTY HIGHLIGHTS

- Prime freehold investment
- Mixed use commercial and residential premises
- Let until 2032
- Guide price – upon application

GOOGLE STREETVIEW (March 2024)
SEE- www.googlemaps.co.uk/maps

- 
- ## PROPERTY HIGHLIGHTS
- Prime freehold investment
 - Mixed use commercial and residential premises
 - Let until 2032
 - Guide price – upon application
-
- GOOGLE STREETVIEW (March 2024)
SEE- www.googlemaps.co.uk/maps

LOCATION

East Grinstead is a major town in East Sussex with an immediate consumer base of 47,000 people (PROMIS, 2018) with the representation of the most affluent social groups significantly above average levels. Crawley is located to the west and Tunbridge Wells to the east.

The property occupies a prominent position on London Road, close to the entrance of the Queens Walk scheme, and is within a short walking distance of a number of public car parks.



The town benefits from excellent communications, being nine miles from Gatwick international airport and an hour by train from London Victoria Station.

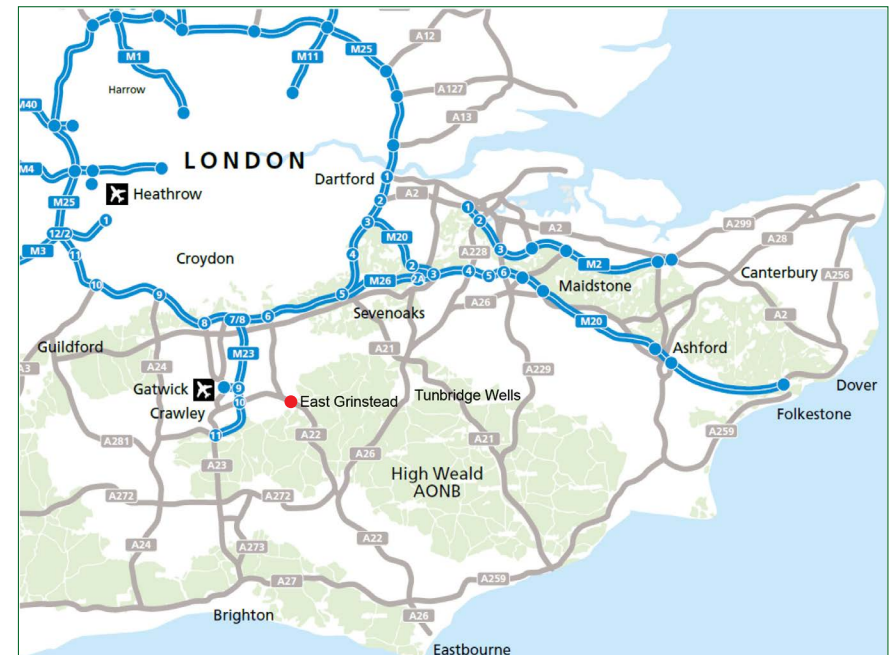


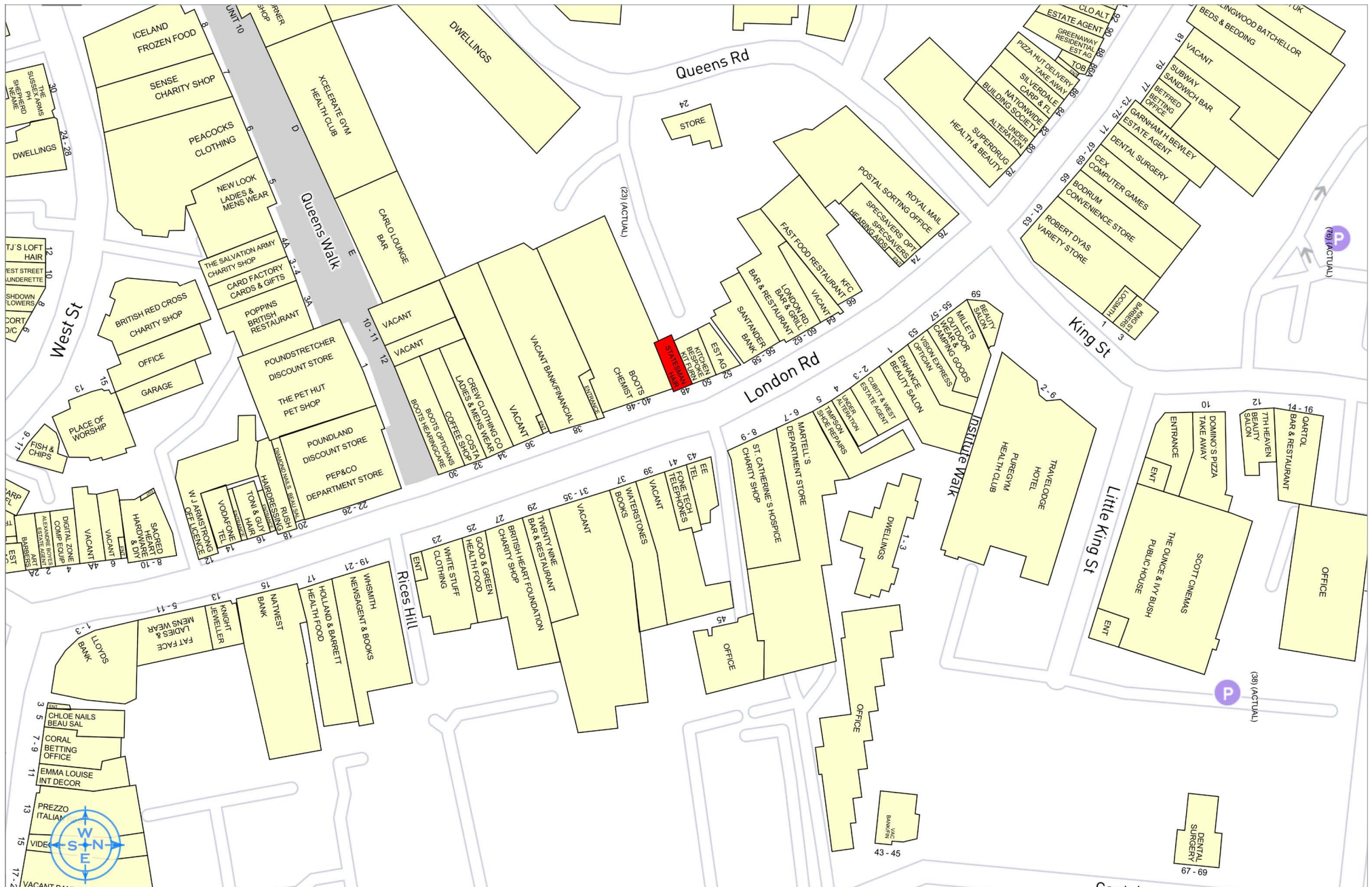
Junction 6 of the M25 is located ten miles to the north of East Grinstead, providing access to the national motorway network and the A23 is located 11 miles to the southwest, providing access to Brighton and the south coast.

The property is opposite **Barnes & Fadden, Martell's, EE**, and adjacent **Boots** whilst notable retailers within the adjacent Queens Walk leisure scheme include **Loungers, Coffee #1, Pets at Home, Peacocks** and **Card Factory**. Parking is located to the rear of the development where Queensway car park provides 164 car parking spaces.



Coffee#1





DESCRIPTION

The property comprises a ground floor lock up shop with rear access, and separate first floor two bedroom maisonette.

ACCOMMODATION

The property is arranged over three floors with the approximate following areas:

Ground Floor Shop	29.72 sq m	320 sq ft
External WC		
1st & 2nd Floor Maisonette	54.99 sq m	592 sq ft

EPC

The shop property is currently rated within band D and the maisonette is rated within band E.

RATING ASSESSMENT

Rateable Value from April 2026	£10,500
--------------------------------	---------

Enquiries should be made with the local authority to verify this information.

LEASE INFORMATION

The entire property is held under a ten year lease commencing 13th January 2022 at an initial passing rent of £14,000 per annum. The lease is granted to a Bradley Kite trading as Statemen Barbers, and subject to an open market rent review at the fifth year but no tenant break option.

VAT

TBC.

PROPOSAL

The property is available freehold – price upon application.

FURTHER INFORMATION

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

Alex Standen
01892 707577
07770 935263
astanden@cradick.co.uk

Jack Pearman
01892 707511
07483 361559
jpearman@cradick.co.uk

www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells TN4 8FP



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 1998 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.