



**Cradick**

RETAIL PROPERTY CONSULTANTS

# EAST GRINSTEAD

48 LONDON ROAD RH19 1AB



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BARBER SHOP

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**KB** KITCHENS  
BESPOKE

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](http://www.googlemaps.co.uk/maps)

# LOCATION

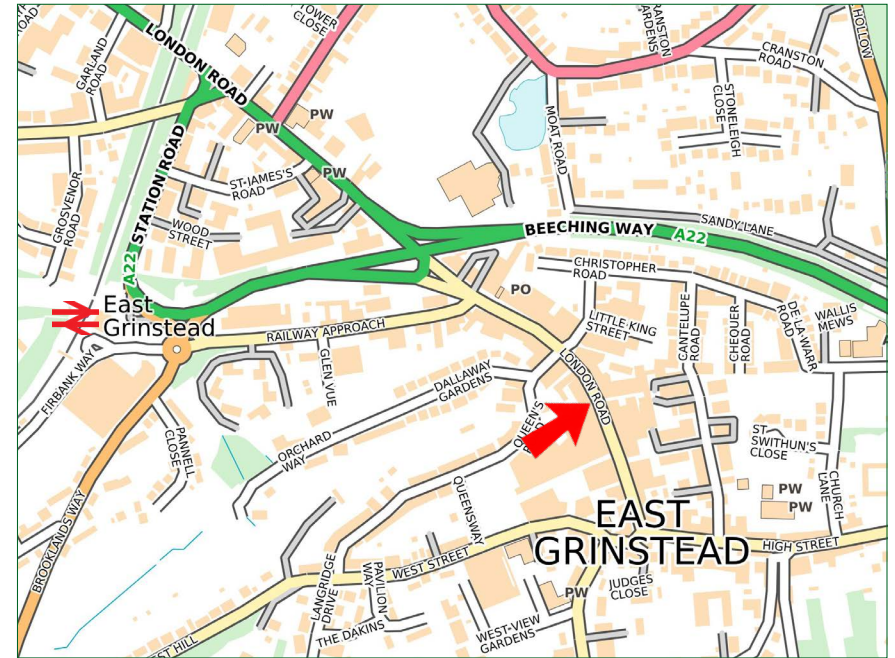
East Grinstead is a major town in East Sussex with an immediate consumer base of 47,000 people (PROMIS, 2018) with the representation of the most affluent social groups significantly above average levels. Crawley is located to the west and Tunbridge Wells to the east.

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

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Rateable Value from April 2026	£10,500
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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:-

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