

SHOP (USE CLASS E)

TO LET/FOR SALE

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G&P PROPERTY
COMMERCIAL FOCUS

 **30 High Street**
Lingfield, Surrey, RH7 6AA



USE CLASS E TO LET OR FOR SALE

- Prominent corner position
- Short term street parking available
- Busy High Street location

Viewing by appointment

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30 High Street
Lingfield, Surrey, RH7 6AA

Location

The property is situated on the side side of the High Street close to the Co Op Supermarket. Lingfield which is famous for its Race Course is situated on the East Grinstead to London/Victoria line with two trains an hour throughout the day. Access to the motorway network is either via Godstone to the North (junction 6 M25) or the M23 (Crawley junction) to the west.

Description/Accommodation

Internally the property benefits from a large retail area which is mainly open plan but does offer various rooms for alternative use as well as a large kitchen at the rear of the premises as well as a brick built external store and single car garage. The unit would suit a variety of uses within the broad E Class classification.

There is on street parking to the front for customers to use on a short term basis.

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor

Total 89.27 sq m 960 sq ft

Terms

The property is available by way of a new lease for a term of years to be agreed at a rent of £19,500 per annum.

Alternatively

The property could be available for sale to include a two bedroom flat above as well as a large garden. Offers in excess of £500,000 Subject to contract and VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £10,250. The UBR for 2026/27 is 43.2p in the £.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Energy Performance Rating: B (38)



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