



**TO LET  
GROUND FLOOR DOUBLE FRONTED SHOP  
PRIME LOCATION**

**Hillside House  
Forest Row  
East Sussex  
RH18 5ES**

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- Prime position within the village
    - Short walk of all amenities
    - East Grinstead 4 miles away
  - Free parking in and around Forest Row
    - Circa 1,782 sq ft (165 sq m)

**TO LET - £35,000 PER ANNUM**

## LOCATION

The property occupies a prominent position within The Square, the central shopping area within the village of Forest Row. The village boasts a selection of individual shops together with a Tesco Express store and petrol station and a Co-Op supermarket. Car parking is free within the village and other services include bus services, private and public schools together with the Parish Church. East Grinstead town centre and railway station, serving London via East Croydon is approximately 4 miles distant to the North. The Towns of Crowborough, Uckfield and Tunbridge Wells are all within easy reach. Junction 10 on the M23 motorway is within about 10 miles.

## DESCRIPTION

A double-fronted shop at ground floor level with two staff WC's, kitchen and various storerooms at the rear. The property is connected to mains drainage, water and single-phase electricity.

## ACCOMODATION

Ground floor retail space extends to circa 159.3 sq m (1,714 sq ft) with additional rear storage of circa 66 sq ft.

## TERMS

To be leased on full repairing and insuring terms outside the Landlord & Tenant Act 1954.



## RENT

£35,000 per annum exclusive of business rates and utilities.

The property is not elected for VAT.

## BUSINESS RATES

Rateable value as at the 1st April 2026 is £35,000. Further information from Wealden District Council Business Rates department Tel: 01323 443322.

## EPC

Energy Performance Certificate 'D'.

## VIEWING

Viewing and further information from the agents  
RH & RW Clutton - 01342 410122  
BenedictH@rhwclutton.co.uk  
KatieD@rhwclutton.co.uk

[The Code for Leasing Business Premises in England & Wales](#)

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy. Details available from: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



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01342 410122

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