

GROUND FLOOR AREA AVAILABLE

The Round House
Dormans Park Road
East Grinstead
RH19 2EN

- Convenient position for the town centre
- Within walking distance of the railway station

TO LET - £570 RENT + £150 BILL PCM

SITUATION

On the northern side of the East Grinstead, within walking distance of local stores and with bus services in Lingfield Road. The town centre is about 1 mile distant whilst the railway station is within about 0.8 miles

DESCRIPTION

Area available on the ground floor of The Round House.

ACCOMMODATION

Ground Floor Area - 167 sq ft (15.51 sq m) approximately.

AMENITIES

- Suspended ceilings
- Double glazed windows
- Smoke alarms
- WC/wet area
- Central heating

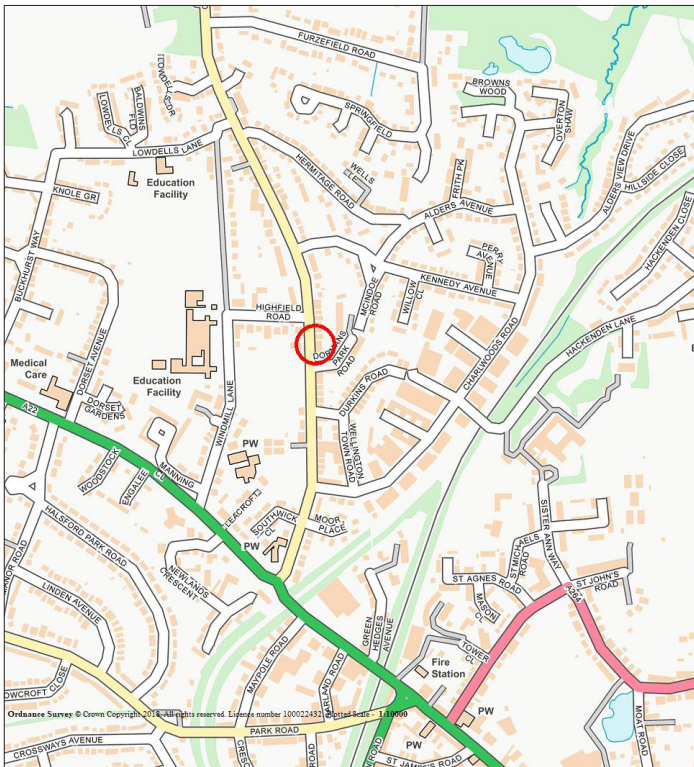
RENT

£570 rent plus £150 bills (structural building insurance, electric, gas and water). Any telephone and internet charges are the tenants responsibility. If tenant requires contents insurance, this is the tenants responsibility.

VAT is not charged on the rent.

TERMS

To be let on an initial 12 month agreement. A rent deposit will be required. If utility bills increase this increase will need to be paid for by the tenant.



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USE

As per agreement.

REFERENCES

Satisfactory references and a rent deposit will be required.

BUSINESS RATES

Small business rate relief is available for properties with an RV less than £15,000. Further information from Mid Sussex District Council Business Rates department Tel: 01444 477564.

The landlord takes no responsibility for Business Rates.

EPC

The current Energy Performance rating for the property is 'D'. A copy is available on request.

VIEWING

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



01342 410122
www.rhrwclutton.com

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