



TO LET
GROUND FLOOR RETAIL / OFFICE
CIRCA 1,166 SQ FT (108 SQ M)

104 London Road
East Grinstead
West Sussex
RH19 1EP

- Central position within the town
 - Short walk of all amenities
 - Railway station within walking distance
- One car parking space at the rear with potential for additional spaces under separate negotiation
 - Newly refurbished, bare shell ready for tenant fit out

TO LET - £19,000 PER ANNUM



LOCATION

Prominently situated in an excellent trading position with the town centre. East Grinstead train station serving London via East Croydon is within walking distance. Junction 10 on the M23 motorway is approximately 6 miles, this links to the north with the M25 London orbital motorway and to the south with the A23 trunk road to Brighton and the south coast. Bus and coach services pass through the High Street and Gatwick International Airport is within easy travelling distance.

DESCRIPTION

A newly refurbished unit in bare shell condition ready for tenant fit out with new service connections. This includes:

- A new acoustic compartment ceiling between the flat and the shop.
- Suspended ceiling to front of shop
- Solid concrete, insulated and screeded floor
- Two phase electricity supply with meter
- New disabled toilet facility
- New kitchenette with hot and cold water
- New UPVC rear window
- Rear parking for one car with the potential for extra spaces under separate negotiation.

TERMS

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

RENT

£19,000 per annum plus VAT exclusive of business rates and utilities.

The property is elected for VAT.

BUSINESS RATES

The property was de-listed on the 14th April 2025. Prior to this the business rates were £18,500. Further information from Mid Sussex District Council Business Rates department Tel: 01444 477564.

EPC

New EPC to be undertaken post completion of works.

VIEWING

Viewing and further information from the agents

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