



PRIME LOCATION TO LET - CLASS 'E' - CIRCA 6,408 SQ FT
17-21 HIGH STREET, EAST GRINSTEAD, WEST SUSSEX



17-21 High Street
East Grinstead
West Sussex
RH19 3AH

Commercial/Retail property in a prime location on the historic High Street affording a good rental opportunity.

- Good access to all Town Centre amenities
 - Attractive historic building
- Building extends internally to approximately 6,408 sq ft (595.32 sq m)
 - 8 Car Parking spaces
- Good long term potential

TO LET
£85,000 PER ANNUM

SITUATION

The Property is situated on the north side of the High Street, to the east of its junction with London Road in the heart of the town centre. Major occupiers near by include Prezzo and Cafe Nero (both adjacent), Fat Face, Vodafone, Holland & Barrett and Poundland.

The railway station with services to London via East Croydon and the bus terminus are both within approximately 0.5 miles. Junction 10 on the M23 motorway is about 6 miles distant, giving access to Gatwick Airport and the M25 motorway.

DESCRIPTION

The property comprises of a double fronted 3 storey property and is arranged over a basement, ground, upper ground and offices on the first floor with 2 strong rooms in the basement having been the Barclays Bank site for a number of years. The premises requires to be refurbished.



AMENITIES

Gas, water and electricity all connected.

RENT

£85,000 per annum exclusive. No VAT is payable on the rent.

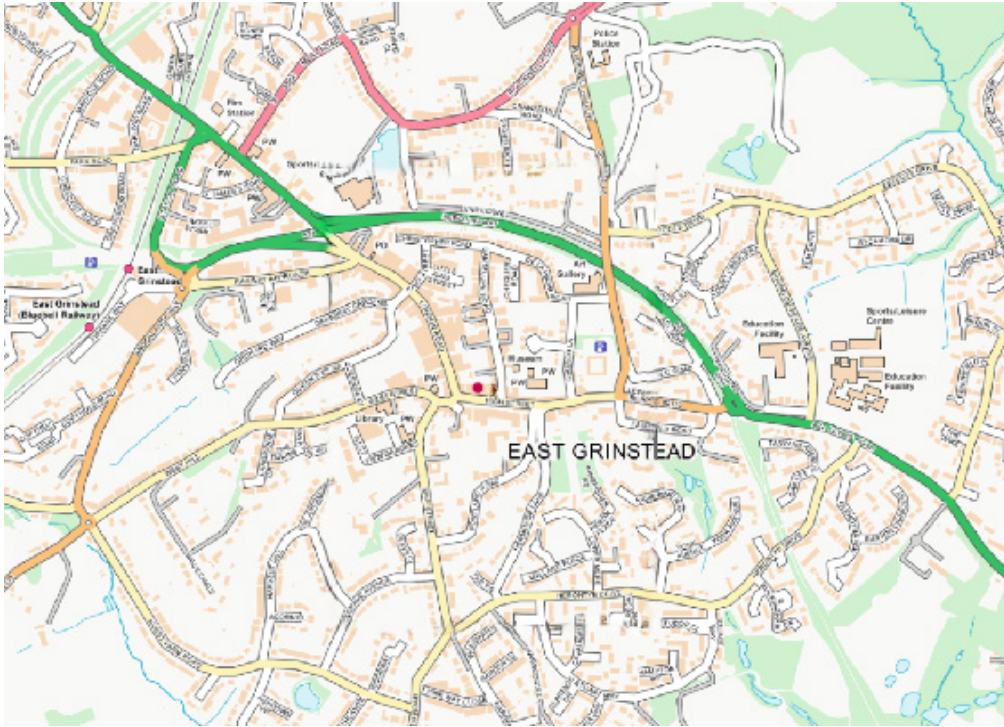
TERMS

To be let on a full repairing and insuring lease.

Building Areas

| | | |
|-----------------------------|--------------------|--------------------|
| Gross Frontage | 14.25 m | 46'9" |
| Net Frontage | 12.85 m | 42' 2" |
| Built Depth | 30.30 m | 99' 5" |
| Basement | 84.20 sq m | 506 sq ft |
| Ground & Upper Ground Floor | 384.00 sq m | 906 sq ft |
| First Floor | 127.20 sq m | 1,369 sq ft |
| TOTAL | 595.40 sq m | 6,408 sq ft |





BUSINESS RATES (as from 1st April 2023)

The property has a current rateable value of £75,000
 As from 1st April 2026 the rateable value will be £65,500
 Please check with Mid Sussex District Council - 01444 477564 - for rates payable.

ENERGY PERFORMANCE CERTIFICATE

Please enquire of the Agents.

SERVICE CHARGE/MAINTENANCE CHARGE

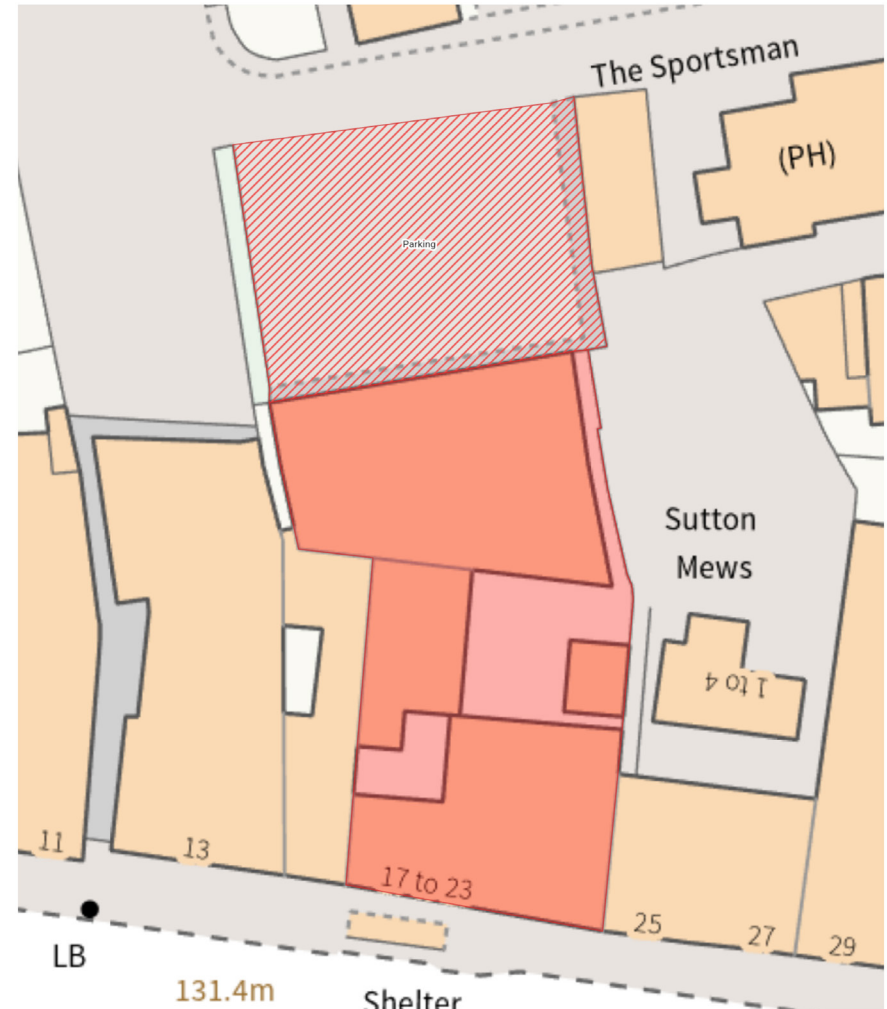
Tenant to contribute to upkeep of common parts and car park area.

VIEWING

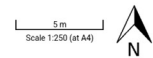
Strictly by confirmed appointment via the Letting Agents:-
 RH & RW Clutton - 01342 410122
 BenedictH@rhrwclutton.co.uk



17-21 High Street, East Grinstead



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01342 410122
 www.rhrwclutton.com

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