

FOREST ROW

21 HARTFIELD ROAD RH18 5DY



Freehold Lock up Shop

PROPERTY HIGHLIGHTS

- Prominent lock up shop in established parade
- 2 parking spaces
- Vacant possession



LOCATION

Forest Row is a village in East Sussex, three miles from the town of East Grinstead. The centre of the village lies at the intersection of the A22 and the B2110 to Tunbridge Wells.

The property is prominently positioned on Hartfield Road in an established parade of shops, service providers and food operators. There is a wide range of independent shops, restaurants and businesses in the immediate vicinity including **Forest Flooring**, **HM Make Up**, **Chameleon Media** and **The Finishing Touch** to name a few.

DESCRIPTION

The property comprises a ground floor lock up shop with a principal retail area to the front, and second room to the rear, staff kitchen and WC facilities. There is also rear access and two parking spaces.

The residential premises above has been sold off on a long lease.



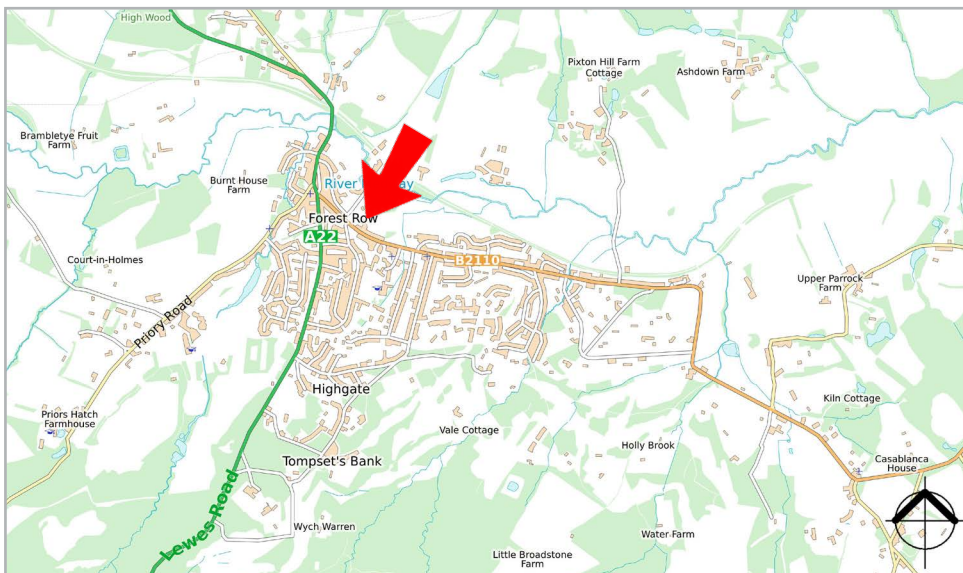
GOOGLE STREETVIEW (Mar 2024)
SEE- www.googlemaps.co.uk/maps

ACCOMMODATION

The property is arranged over ground floor only with the approximate following areas:-

Ground Floor Shop	42 sq m	452 sq ft
Parking Spaces	2	





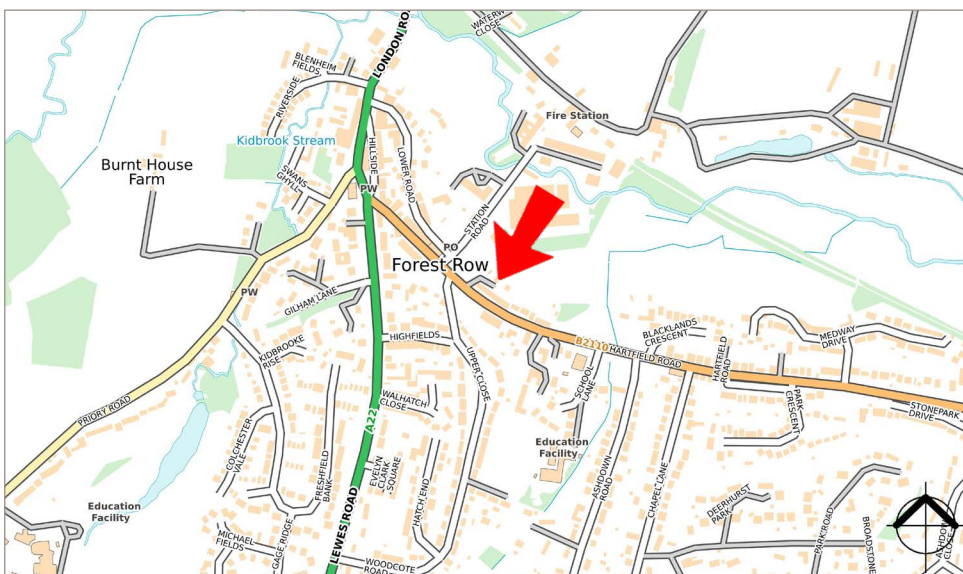
RATING ASSESSMENT

Current Rateable Value **£12,250**

Prospective occupiers should make their own enquiries to verify this information.

EPC

The property is currently rated within band C. A copy of the EPC is available on request.



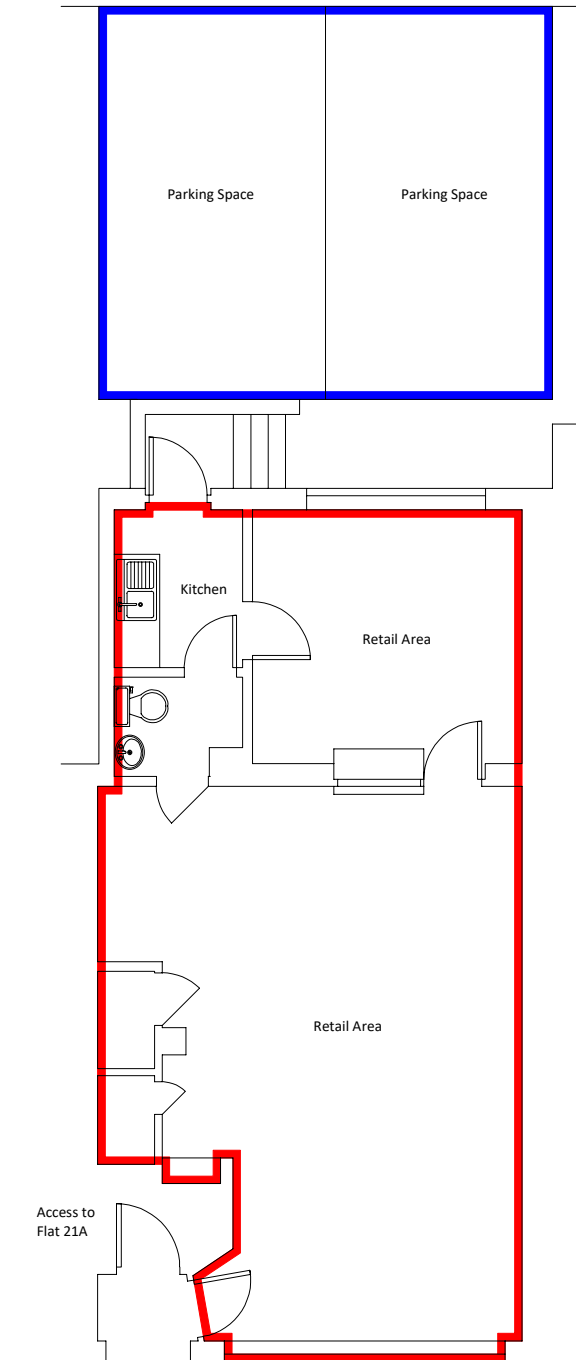
PROPOSAL

The property is available freehold - **£175,000**.

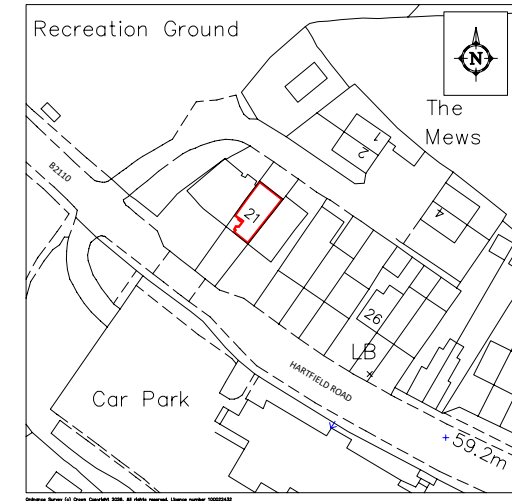
VAT

TBC

PLAN



Ground Floor



21 Hartfield Road,
Forest Row,
East Sussex,
RH18 5DY



Trueplan (UK) Ltd
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Scale 1:100 @A4
Drawing No: 64480
Date drawn: 14-07-26
Revision: 00

ANTI-MONEY LAUNDERING

Upon agreeing terms, the successful purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party are to bear their own legal and professional costs incurred in the transaction.

CONTACT

To arrange an inspection of the property please contact sole agents:-

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