

PROMINENT CLASS E  
FREEHOLD FOR SALE  
**EAST GRINSTEAD**  
15 LONDON ROAD

**Description**

East Grinstead is located in West Sussex, approximately 27 miles south of central London.

The subject property occupies a prominent position on London Road, opposite the Queens Walk Shopping Centre. Nearby retailers include **Poundland, WHSmith, Holland & Barrett, Fat Face, Toni & Guy, Clarks, and Boots.**

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are currently arranged over ground, first, and second floor, providing the following approximate areas:

<b>Ground Floor Sales</b>	1,853 sq. ft. (172.15 sq. m)
<b>Ground Floor Ancillary</b>	319 sq. ft. (29.64 sq. m)
<b>First Floor Ancillary</b>	1,104 sq. ft. (102.56 sq. m)
<b>Second Floor Ancillary</b>	335 sq. ft. (31.12 sq. m)
<b>Total</b>	<b>3,611 sq. ft. (335 sq. m)</b>

Part first and part second floor have been sold off on a 125-year lease in May 2010 and have been converted into four residential flats under a sublease at a ground rent of £100.00 per annum for each flat.

The property has 8 car parking spaces.

Plans of the accommodation are available on request.

**User**

The premises currently falls under Class E use.

**Terms**

The property is offered to the market with vacant possession seeking offers in excess of **£470,000.**

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£47,500
<b>UBR (24/25)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

**EPC**

The property has an EPC rating of C. A full report is available upon request.

**Legal Costs**

Each party to pay their own legal fees incurred in this transaction.

**Viewing**

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
[Freddie.king@greenpartners.co.uk](mailto:Freddie.king@greenpartners.co.uk)

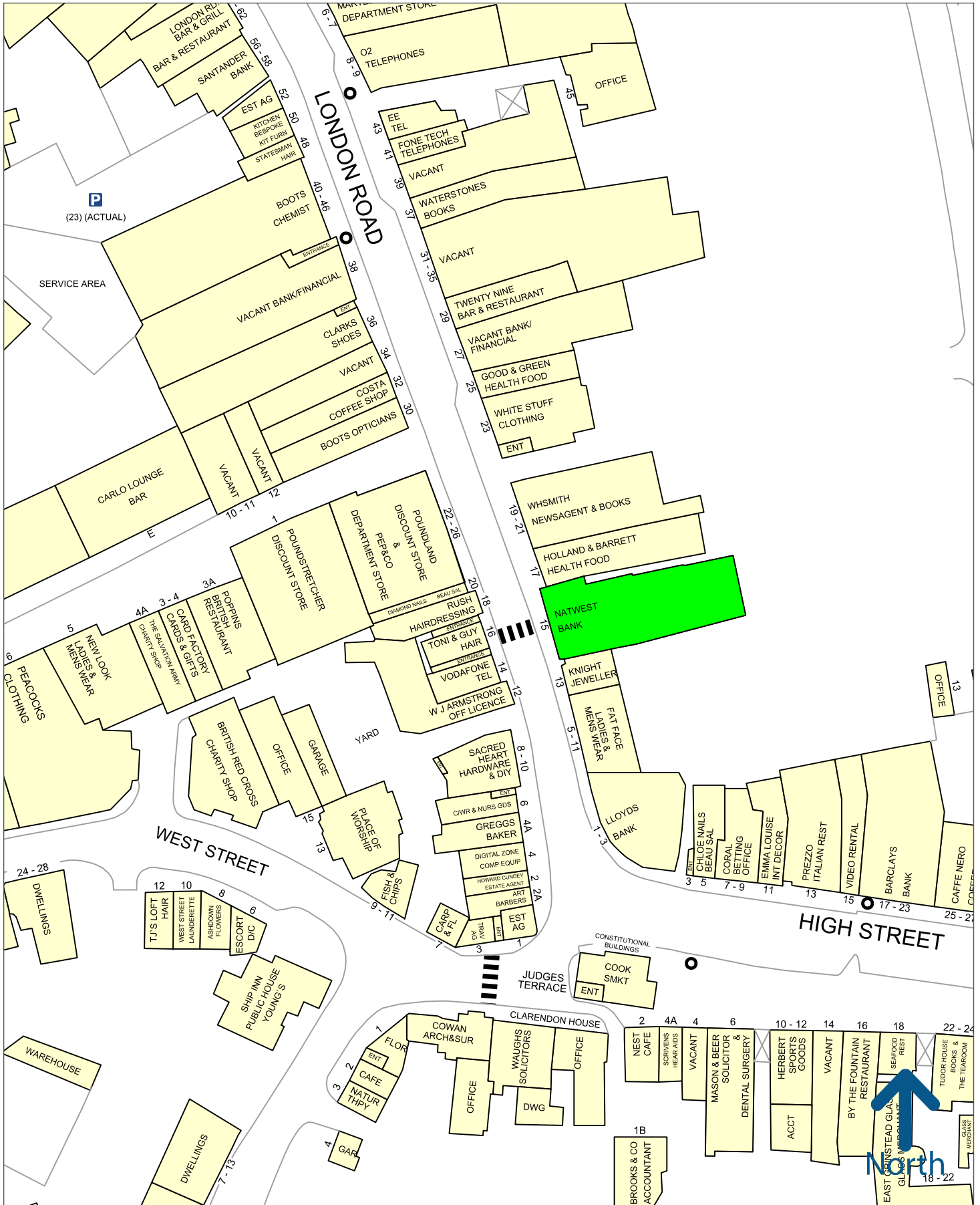
**Mike Willoughby**                      **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

**In partnership with:**



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

Experian Goad Plan Created: 25/07/2024  
Created By: Green and Partners



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