



EAST GRINSTEAD

39 HIGH STREET

Suitable for Restaurant or Retail

LOCATION

This double fronted premises is situated in a prominent location on East Grinstead's very attractive High Street.

Nearby occupiers include Caffe Nero, Barclays, Lloyds and The Crown Pub amongst a host of local shops and restaurants.

ACCOMMODATION

The property is arranged over Ground, First and Second floors with basement storage and a lovely glazed rear seating area at Ground Floor. It benefits from an attractive external courtyard to the rear and 6 demised parking spaces. It comprises the following approximate floor areas:

Ground Floor (Sales)	2,149 sq ft	199.64 sq m
External Courtyard	793 sq ft	73.68 sq m
Basement	384 sq ft	35.68 sq m
First Floor (Office)	939 sq ft	87.23 sq m
Second Floor (Office)	496 sq ft	46.07 sq m

TERMS

Subject to vacant possession, the property is available on a new lease for a minimum term of 10 years.

RENTAL

On application.

BUSINESS RATES

Rateable Value 2020 £36,000.00

Rates Payable 2020/2021 £18,108.00

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

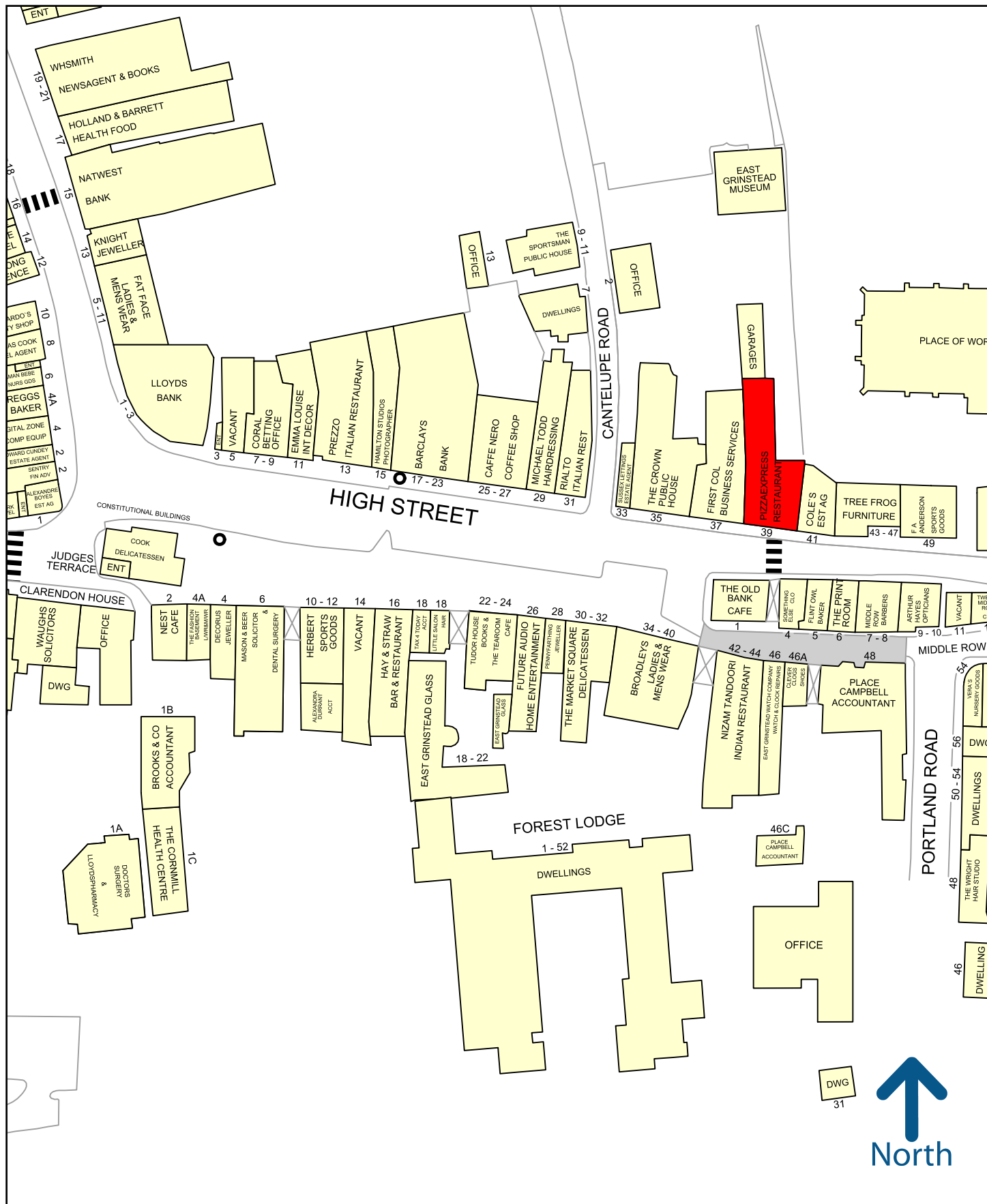
EPC

To be provided as part of the legal pack.

FURTHER INFORMATION

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50 metres

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