



## THE OLD GRANARY, EAST GRINSTEAD, WEST SUSSEX, RH19 1HE

OFFICE / RETAIL / TRADE COUNTER TO LET / FOR SALE  
2,293 TO 5,723 SQ FT (213.03 TO 531.68 SQ M)



# Summary

## Highly Prominent Roadside Trade Counter/ Retail and Office Premises

Available Size 2,293 to 5,723 sq ft

Business Rates N/A

EPC Rating Upon Enquiry

- Town centre location
- Prominent highly visible location
- Available in part or whole
- On site allocated car parking
- Most recently used as trade counter
- Would suit a variety of different uses
- Available on new lease
- May consider sale of building
- Rent on application



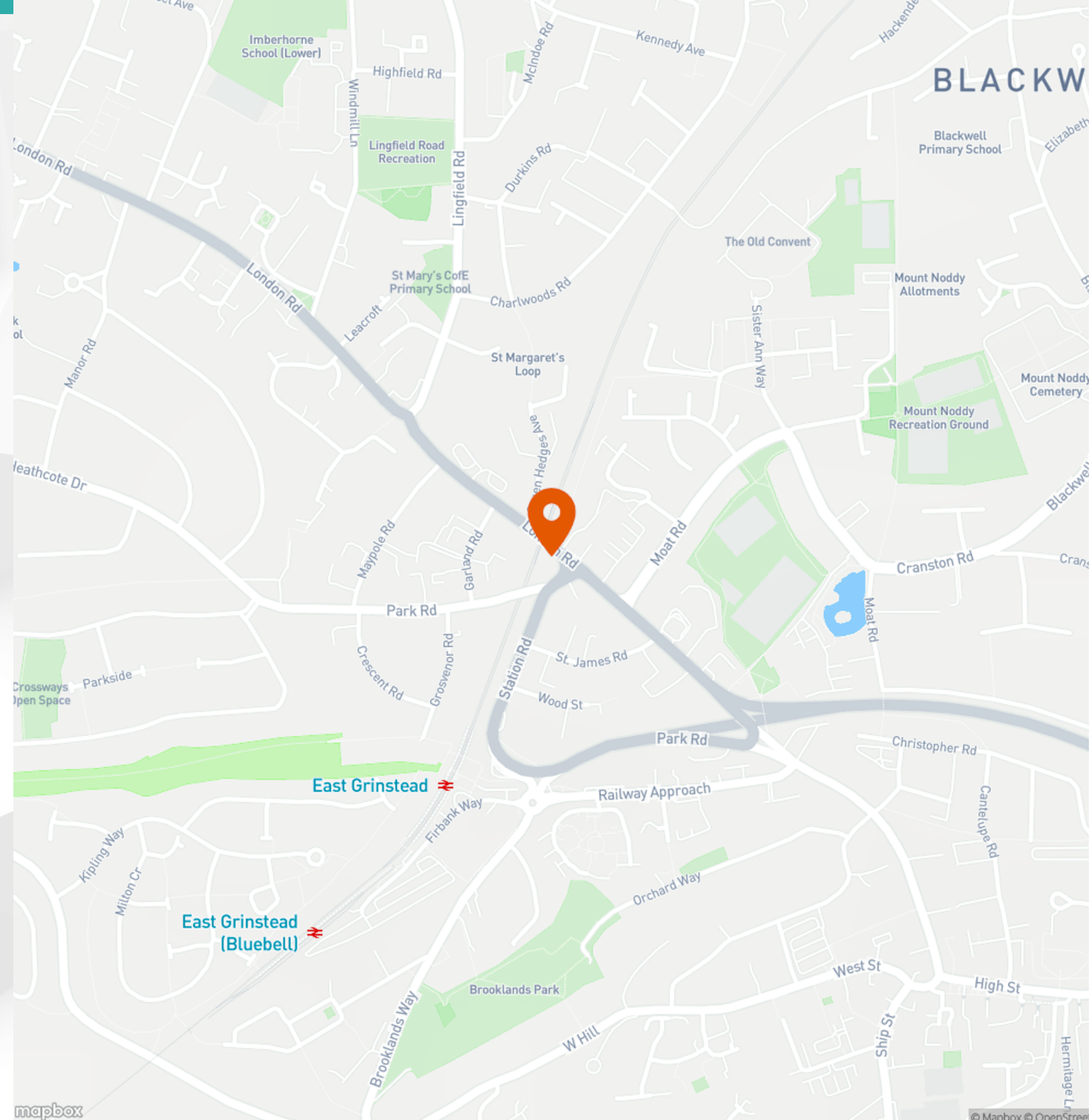
# Location



**The Old Granary, 214 London Road, East Grinstead, West Sussex, RH19 1HE**

East Grinstead is a town located in the north-eastern corner of West Sussex and is located approximately 27 miles (43 km) south of London and 21 miles (34 km) northeast of Brighton.

East Grinstead is well-connected by road and rail. The A22 road passes through the town, providing access to nearby areas. The East Grinstead railway station offers services to London and other destinations in Sussex and Surrey.





# Further Details

## Description

The property comprises a detached highly prominent and multi-use building in the centre of East Grinstead.

The property is arranged over three floors with the ground floor most recently used for trade counter purposes. The upper floors are utilised for a combination of office and storage use.

## Accommodation

The property is available separately and combined. We understand the property to have the following Gross Internal Areas:

Name	sq ft	sq m
Ground	2,293	213.03
1st	1,715	159.33
2nd	1,715	159.33
<b>Total</b>	<b>5,723</b>	<b>531.69</b>

## Viewings

Strictly by appointment only, via sole agents Vail Williams LLP.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed with rent on application. Consideration will be given to a lease of whole or part.

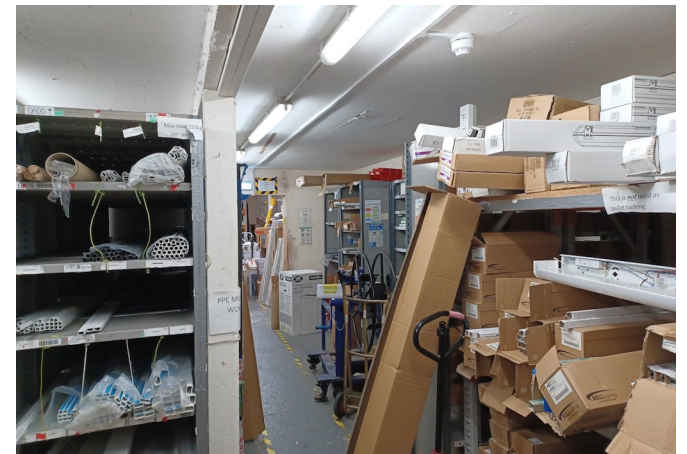
The freehold of the property may be available with further details upon request.

## Business Rates

The property is currently assessed separately for Business Rates with the following Rateable Values:

1 St Floor (Part) & 2nd Floor - £15,000

Gnd Flr & 1st Flr (pt) - £19,000





## Enquiries & Viewings



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