

FOR SALE WITH VACANT POSSESSION

On instructions of ATS Euromaster

London Road, East
Grinstead, West Sussex,
RH19 1QW

- Freehold for sale with Vacant possession
- Former workshop suitable for alternative uses subject to planning permission
- Circa 0.22 acres (0.09 ha)
- Fronting the main A22 London Road, c. mile from East Grinstead town centre & train station
- Adjacent to East Grinstead Service Station, and surrounded by predominantly residential and local amenity uses.
- **Offers in excess of £625,000 excl. VAT** are invited on an unconditional basis, STC.



Hartnell
TaylorCook

SUBJECT TO CONTRACT

FOR SALE

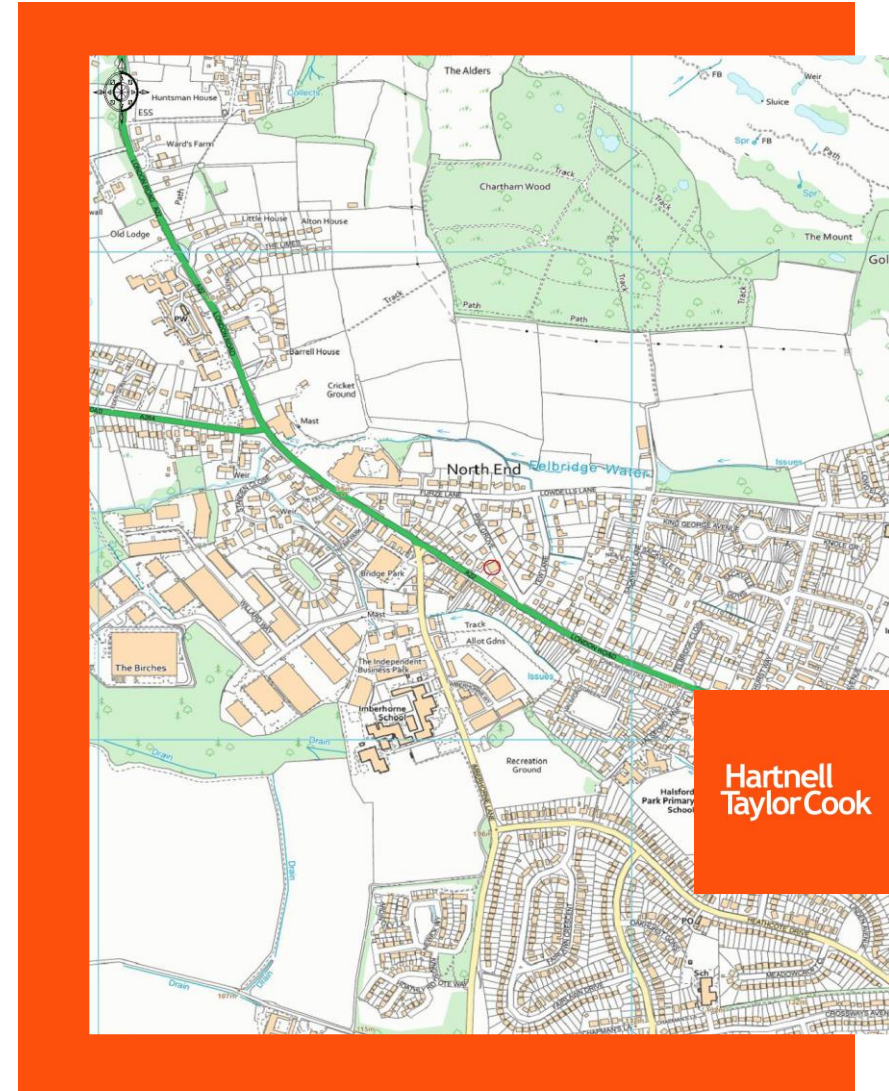
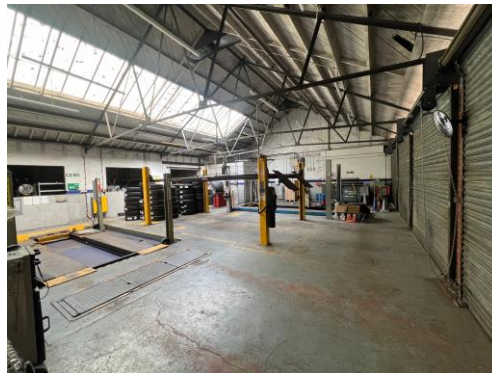
London Road, East Grinstead, West Sussex, RH19 1QW

Location

- East Grinstead is a town in the north east of West Sussex, approximately 27 miles south of London, 21 miles northeast of Brighton and has a resident population of approx. 26,500. The town has good road connectivity via the A22 London Road, which links directly to the M25. East Grinstead train station has regular services to London Victoria, with an average journey time of 1 hour.
- Gatwick Airport is 10 miles to the west
- The subject property is in a prominent position fronting the A22, the main arterial routes in to the town from the north and south.
- The immediate surrounding area is mainly residential, but with a petrol/service station adjacent, and also a general mix of retail and trade uses, some local amenity uses, nursing homes and an M&S Simply Food.

Description

The property comprises a single story workshop with internal offices, stores and staff / customer WC's, and a customer reception area. The workshop comprises 4 service bays including 1 MOT bay, with roller shutters. There is a storage area to the rear, and a mezzanine storage area. The eaves height is 3.2 metres. There's a substantial yard to the front with 8 marked parking spaces.



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Accommodation

Workshop & Storage	3,194 sq ft	296.73 sq m
Reception & Office	468 sq ft	43.48 sq m
TOTAL	3,662 sq ft	340.21 sq m
Mezzanine Store	282 sq ft	26.2 sq m
Site Area	0.22 acres	0.09 hectares

Rates

Rateable Value:	£38,500
UBR:	51.2p
Rates Payable:	£19,712

All parties are encouraged to make their own enquiries with the local authority, transitional relief may apply.

Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

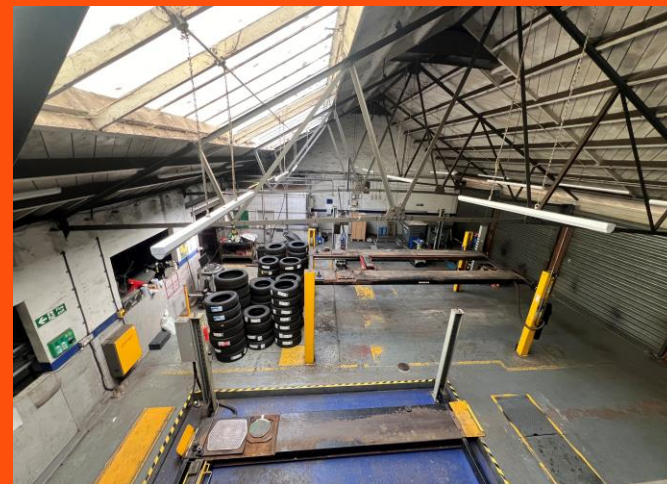
Price

Offers in excess of £625,000 (Six Hundred & Twenty Five Thousand Pounds) excl. VAT are sought on an unconditional basis, subject to contract.

Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plan
- EPC Certificate
- Asbestos Survey



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