



chartered surveyors
and property consultants



No.5 Newlands Place • Hartfield Road • Forest Row • East Sussex RH18 5DQ

Shop For Sale - 800 sq ft



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and property consultants**

COMMERCIAL



Contact Rupert Farrant on

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**22 Mount Ephraim Road, Tunbridge Wells, Kent
TN1 1ED**

Location

Forest Row is a large village around 3 miles southeast of East Grinstead, with a population of around 5500. This shop is within a busy neighbourhood parade directly fronting Hartfield Road (B2110) and close to the junction with Lewes Road. There are two free car parks - one opposite, on the junction with Station Road - Hartfield Road Car Park and another next to the Forest Row Community Centre - Lower Road Car Park.

There is a direct rail service from East Grinstead to London Blackfriars or Victoria, with a journey time to either of just under 1 hour.

Description

A lock up shop comprising a fully open plan area with a WC fitted in the rear corner. There is rear door access along with a car space immediately behind the building.

Three phase power is available to the premises at a reduced cost – details on request

The shop has been stripped out and is in a shell condition ready for a fit out. Proposed fit out plans for a deli / restaurant are available on request.

Floor Area

Approximately **800 sq ft**.
18 ft internal frontage.
Floor to ceiling 10ft 6 inches.

Tenure

Long leasehold – 999 years from 30th May 1997, subject to an initial ground rent of £100 per annum.

Guide Price

£230,000

Business Rates

The rateable value is £14,000. Interested parties are advised to contact Wealden District Council to establish the amount payable with current discounts and reliefs – 01323 443322.

Service Charge

Currently £600 per annum.

Viewing Arrangements

Strictly by appointment.

Important Note

Subject to proof of funds.

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