



42 – 44 High Street, East Grinstead, RH19 3AS

SUMMARY

Ground floor restaurant

Approximately 2,060 sqft total area

Rent 42,000 per annum

Benefits from A3 use

Affluent West Sussex town

New lease available

Front facing restaurant

Prime location

Fully fitted restaurant to include bar area

LOCATION

East Grinstead is an affluent West Sussex town which has a population of approximately 26,000, located on the A22, approximately 10 miles south of junction 6 of the M25, Gatwick Airport and the M23 approximately 7 miles to the west.

Other nearby occupiers include: Banks, Estate Agents and restaurant/café operations including Pizza Express and Café Nero.

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Restaurant	143.6	1,545
Ground	External Storage	16.6	178.61
Ground	Kitchen	31.2	335.71
Total		191.4	2,061

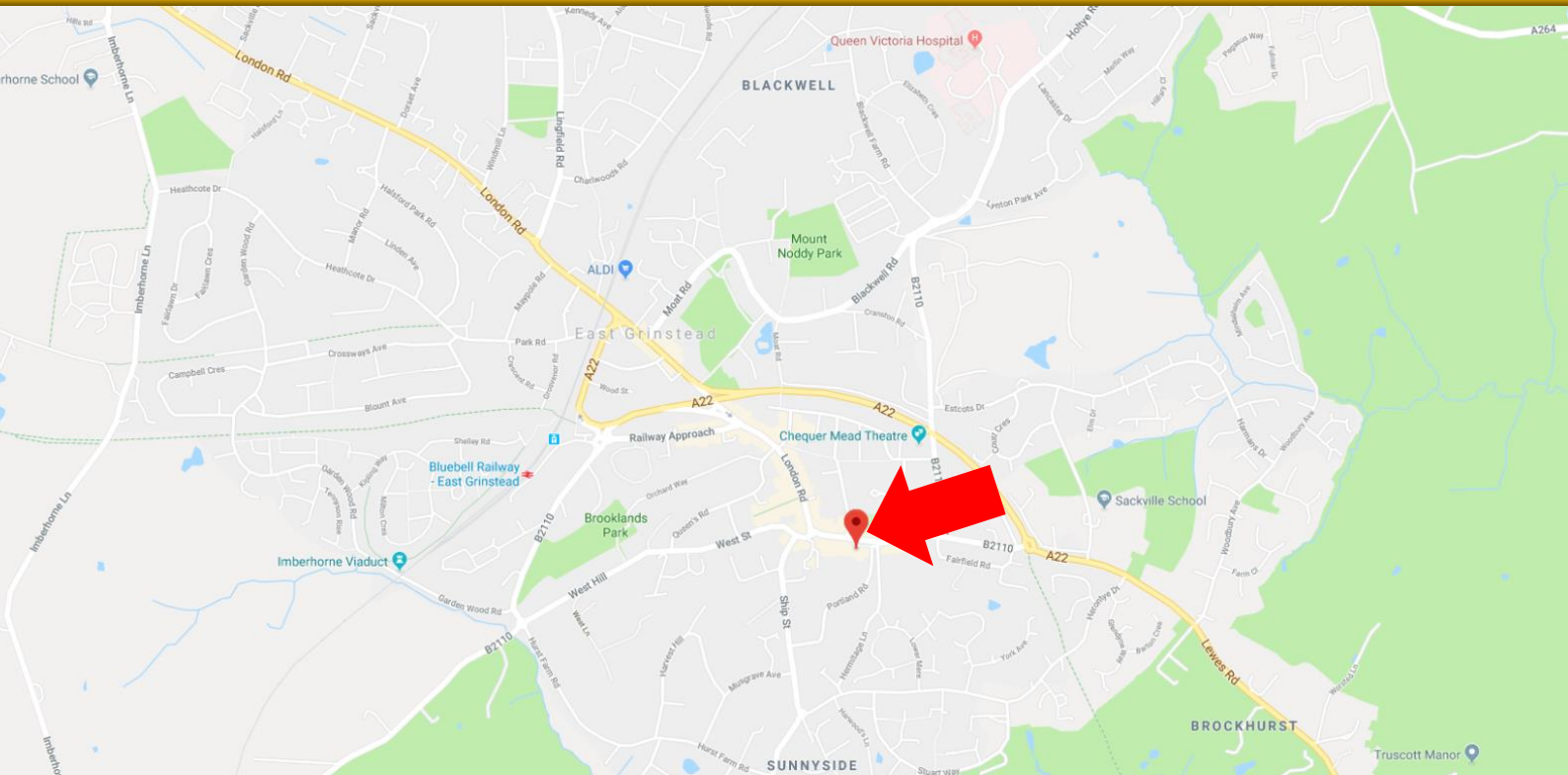
DESCRIPTION

The subject property is arranged over the ground floor with a total ground floor area of approximately 2,060 sqft.

The property is suitable for A3 use and is currently established as an Indian restaurant on the busy High street. There are 2 car parking spaces at the rear of the property.

The property benefits from a modern equipped commercial kitchen with storage area, walk-in chiller and customer WC's.

The restaurant has capacity for 120 people and has a liquor licence. Opening hours are flexible and incoming tenants can benefit from late closing times at midnight.



TENURE

Premium	£120,000	per annum
Leasehold	£42,000	per annum

VAT

If Applicable

BUSINESS RATES

We are advised the property is assessed for rating purposes as follows;

Rateable Value	£20,250
Rates Payable	£9,315

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8583 5708.

Tenants or Purchasers wishing to secure this property will be required to pay a holding deposit to Monarch of £5,000. This deposit is not refundable except if the Vendor withdraws, clear title cannot be proved or the Tenants' references are not acceptable to the Landlord. This deposit is held in our client account until completion.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Gaurav Sarna - 0208 569 8500
E-mail: gaurav@monarchcommercial.co.uk

Ankur Lakhnpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.