

## Shop to Let

**EAST GRINSTEAD**

**King Street**

**A1 Use - Other uses considered STP**

### Location

The premises occupy a prominent trading location on King Street adjacent to the newly opened Pure Gym. New lease exchanged with Papa Johns on the adjacent unit. The Atrium, East Grinstead's principal leisure scheme is located opposite to the property.

The unit further benefits from being located directly beneath the newly opened 79 bed Travelodge.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only comprising the following approximate net internal floor areas:-

|              |             |
|--------------|-------------|
| Ground Floor | 2,530 sq ft |
|--------------|-------------|

### Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews at a commencing rent of £30,000 per annum exclusive.



### Rates

The property is yet to be assessed.

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### Legal Costs

Each part is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

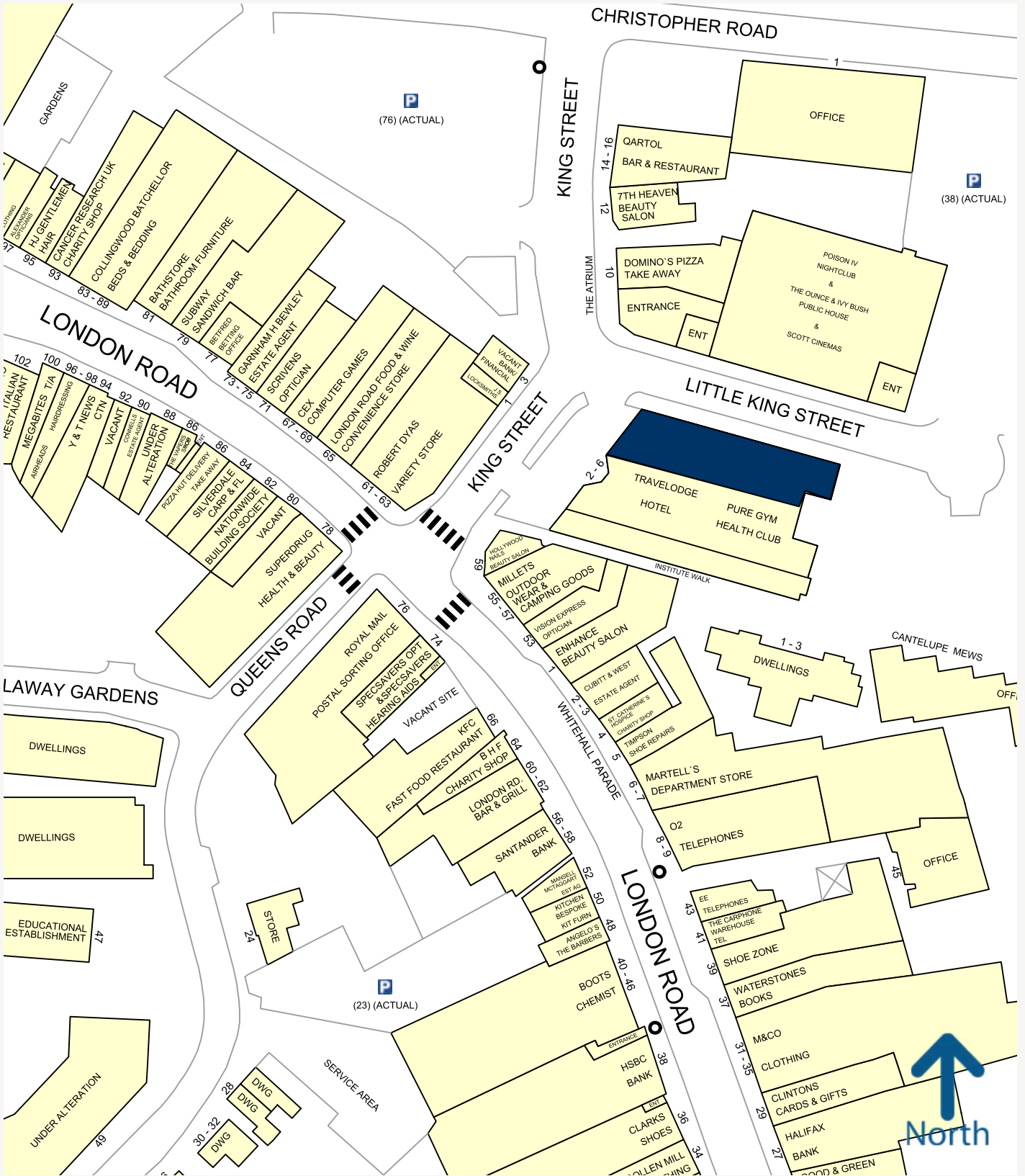
All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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