

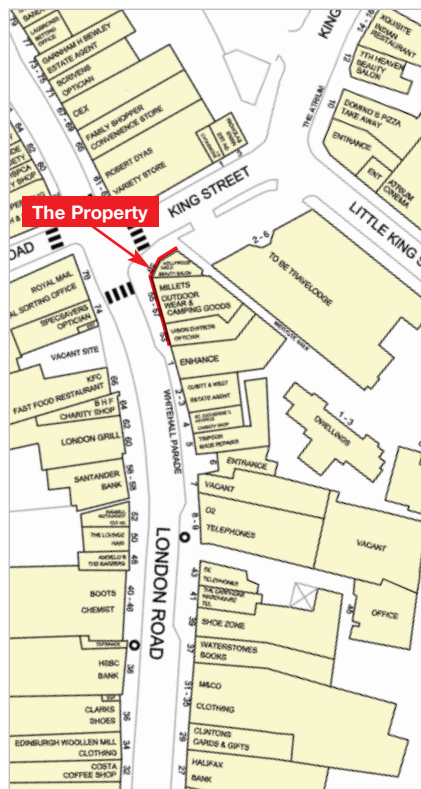
# East Grinstead

53/59 London Road  
West Sussex  
RH19 1AW

- **Freehold Retail, Dental Practice and Residential Investment**
- Comprising three shops, a dental practice, a maisonette and two flats
- London commuter town
- Located within 0.5 miles of East Grinstead Rail Station
- Prominent corner town centre location, adjacent to a Travelodge hotel and close to The Atrium Cinema
- Tenants include Millets and Vision Express
- Residential conversion potential (1)
- VAT not applicable
- Total Current Rents Reserved

**£68,500 pa**  
**plus vacant possession**  
**of two flats**

**11TH MAY 2017 COMPLETION**



## Tenure

Freehold.

## Location

East Grinstead is a prosperous Sussex town located 9 miles east of Crawley and Gatwick Airport and 14 miles west of Tunbridge Wells. The town is served by the A22 and A264, which provide access to the M25 (Junction 6, 10 miles) and the M23 (Junction 6, 10 miles) motorways. In addition, the town benefits from regular rail services to London. The property is situated on the north side of London Road, at its junction with King Street in the heart of the town centre and some 0.5 miles from East Grinstead Rail Station. The average journey time to London Victoria is 58 minutes on an average weekday and there are 48 trains per day. There is a Travelodge hotel immediately adjacent to the property and The Atrium 3 Screen Cinema is a short distance away. Other occupiers close by include Robert Dyas (adjacent), Specsavers, Post Office, Nationwide, Yorkshire Building Society, Santander, O2, Boots Chemist, EE, Shoe Zone, HSBC and Halifax, amongst many others.

## Description

The property is arranged on ground and two upper floors to provide three shops with a dental practice, a maisonette and two vacant flats above.

## VAT

VAT is not applicable to this lot.

## Planning (1)

There may be potential to convert the dental practice to residential use and add another floor to the entire property, subject to the existing lease and obtaining all relevant consents.

All enquiries should be made to the local planning authority: Mid Sussex District Council. Tel: 01444 458166. Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk)

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
59/59A	Vulong Nguyen (t/a Hollywood Nails)	Ground Floor 44.5 sq m (479 sq m) First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom	10 years from 23.11.2015 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2020
55-57	Blacks Outdoor Retail Ltd (t/a Millets) (1)	Ground Floor 155.5 sq m (1,674 sq m)	10 years from 22.10.2014 Rent review every 5th year FR & I Tenant option to determine at 5th year	£25,000 p.a.	Rent Review 2019
55A	Vacant	First Floor Flat			
57A	Vacant	Second Floor Flat			
53	Vision Express (UK) Ltd (2)	Ground Floor 63.5 sq m (683 sq m)	5 years from 27.03.2014 FR & I	£18,000 p.a.	Reversion 2019
53 First and Second Floor	A Khamiran & A Papadimitriou (t/a Dental Practice)	First Floor Office 38.3 sq m (412 sq m) Second Floor Office 36.4 sq m (392 sq m)	15 years from 01.04.2015 Rent review every 3rd year FR & I Tenant option to determine 2020 & 2025	£5,500 p.a.	Rent Review 2018

(1) Blacks Outdoor Retail Limited own Blacks, JD Sports and Millets and are the largest outdoor retailer in the UK with stores nationwide.

The parent company is JD Sports Fashion Plc. Website: [www.millets.co.uk](http://www.millets.co.uk)

(2) For the year ended 31st December 2015, Vision Express (UK) Limited reported a turnover of £254.6m, a pre-tax profit of £7.2m and a net worth of £49.6m. (Source: Experian 02.03.2017)

**Total £68,500 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** D Hershorn Esq, Joelson. Tel: 0207 580 5721 e-mail: [david.h@joelsonlaw.com](mailto:david.h@joelsonlaw.com)





Rear Elevation

