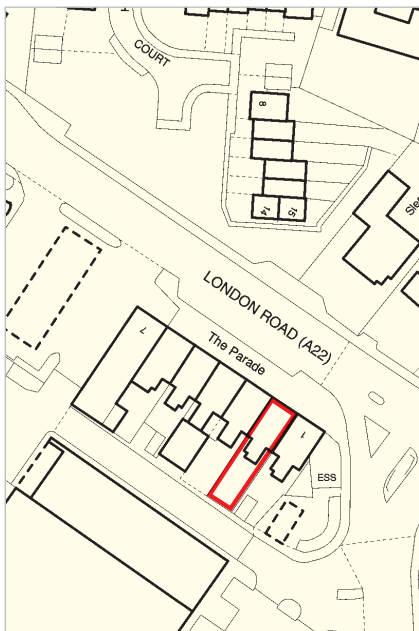


## East Grinstead 2 The Parade London Road Felbridge West Sussex RH19 1QL

- **Freehold Shop and Residential Investment**
- Ground floor restaurant and takeaway
- Includes a self-contained flat above comprising seven rooms and shower room/WC
- Lease expires 2023
- No VAT applicable
- Rent Review 2018
- Current Rent Reserved  
**£29,000 pa**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### Location

East Grinstead is a prosperous Sussex town located nine 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 in Felbridge, which lies 1½ miles north-west of East Grinstead town centre on the A22 London Road. The property is located on the south side of London Road, between its junctions with Imberhome Lane and Fel Water Court.

Occupiers close by include a Marks & Spencer Simply Food/BP Petrol Station and a pharmacy, whilst to the rear lies Bridge Park whose occupiers include Wickes, Pets at Home and Screwfix.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor restaurant/takeaway with basement kitchen together with a self-contained maisonette above, which is separately accessed from the front.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>		
(inc. entrance to upper parts)	6.20 m	(20' 4")
<b>Net Frontage</b>	4.50 m	(14' 9")
<b>Shop Depth</b>	23.25 m	(76' 4")
<b>Built Depth</b>	24.25 m	(79' 7")
<b>Basement</b>	53.25 sq m	(573 sq ft)
<b>First Floor – 4 Rooms, Shower Room/WC</b>		
<b>Second Floor – 3 Rooms</b>		

### Tenancy

The entire property is at present let to D ZHANG (t/a The Emperor) by way of a lease extension for a term of 10 years from 10th May 2013 at a current rent of £29,000 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants. We understand the property has been sub-let.

### VAT

VAT is not applicable to this lot.

### 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.

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

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