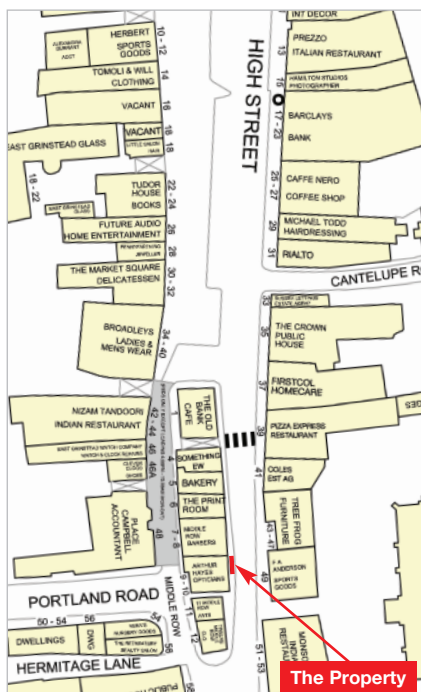


East Grinstead 9 Middle Row West Sussex RH19 3AX

- Freehold Grade II Listed Town Centre Shop Investment
- Prosperous West Sussex town
- Nearby occupiers include Caffè Nero, Pizza Express and Prezzo
- Let to an opticians until 2023
- Current Rent Reserved

£12,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 located on the east side of Middle Row, opposite the junction with Portland Road.

Occupiers close by include Pizza Express, Caffè Nero, Barclays Bank, Prezzo, Coral, Lloyds Bank and Greggs, amongst many others.

Description

This Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor shop with staff ancillary and storage accommodation above. The property intercommunicates with the adjoining property (No 10) which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	3.35 m	(10' 11")
Net Frontage	2.75 m	(9' 0")
Shop Depth	8.15 m	(26' 9")
Built Depth	9.30 m	(30' 6")
Cellar (not used)		
First Floor	20.00 sq m	(215 sq ft)
Second Floor	19.50 sq m	(210 sq ft)

Tenancy

The entire property is at present let to LG HOWARD for a term of 15 years from 9th June 2008 at a current rent of £12,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website 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

Seller's Solicitor A Danga Esq, Greenberg Traurig LLP. Tel: 0203 349 8798 e-mail: dangaa@gtlaw.com