



TO LET

Retail Unit

6,645 sq.ft

(617.3 sq.m)

Unit D, Queens Walk, East Grinstead, West Sussex, RH19 1BB

- Suitable for Variety of Uses
- Adjacent to Coffee #1
- Large centre car park
- Other tenants include Pets Corner and Loungers

**SHEET ANCHOR
EVOLVE**

part of **M²Core**

**020
7228
6508**

sheetanchorevolve.com



Unit D, Queens Walk, East Grinstead, West Sussex, RH19 1BB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	6,645	617.3
TOTAL	6,645	617.3

Description

The property occupies a prominent position adjoining Loungers, whilst other notable retailers within the Queens Walk scheme include Coffee #1, Pets Corner, Peacocks and Card Factory. Parking is located to the rear of the scheme where Queensway car park provides 164 car parking spaces.

The town benefits from a well-established retail and leisure offer, with a mix of independent retailers and national multiples including Sainsbury's, Waitrose, Boots, TG Jones, Superdrug and Costa Coffee.

Rent

£100,000 per annum exclusive

Rates

Rateable Value - £55,100. Interested parties are advised to make their own enquiries with the local authority.

Services

All mains services are available.



Service Charge & Insurance

This unit participates in a service charge: TBC.
The landlord insures the premises: TBC.

Energy Performance

Rating B. Further details available upon application.

Legal Costs

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

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

Location - RH19 1BB

East Grinstead is located approximately 14 miles west of Tunbridge Wells, 11 miles east of Crawley and around 30 miles south of Central London. The town acts as a key commercial and service centre for the surrounding area.

East Grinstead enjoys good transport links, with road access via the A22 and A264 connecting to Crawley, the M23 and the wider motorway network. Rail services from East Grinstead station provide regular connections to London Victoria and London Bridge, with journey times of approximately 1 hour.



SHEET ANCHOR EVOLVE

part of M^{Core}



Adam Davies

020 7228 6508
07792 701593
adavies@saevolve.com

Viewing

Strictly via prior appointment
with the appointed agents:



Cradick
RETAIL PROPERTY CONSULTANTS

Josh Heap

01892 707502
07538 492812
jheap@cradick.co.uk

Andrew Morrish

01273 617141
07919 172115
amorrish@cradick.co.uk

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennant Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 116 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given or implied herein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.