

**Lot 23, 15 London Road, East Grinstead,**

**Sussex RH19 1AJ**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Freehold Retail Opportunity with Immediate Asset Management Opportunities**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail Opportunity with Immediate Asset Management Opportunities

- Substantial former bank building
- Prominent position in East Grinstead town centre
- Commercial area of approx. 301.26 sq. m. (3,241 sq. ft.) over Ground, First and Second Floors
- Of interest to owner occupiers
- Asset management opportunities
- Nearby occupiers include Waterstones, Toni & Guy, Fat Face, Costa, Boots, and Pure Gym
- Not elected for VAT

#### Lot

23

#### Auction

15th May 2025

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

### Location

#### Miles

7 miles east of Crawley, 11 miles west of Royal Tunbridge Wells, 27 miles south of Central London

#### Roads

A22 (London to Eastbourne), A264, M23 (Junction 10)

#### Rail

East Grinstead Railway Station (55 mins to London Victoria)

#### Air

London Gatwick Airport

### Situation

The property is located on the east side of London Road, close to its junction with High Street and West Street, in the heart of East Grinstead town centre. Nearby occupiers include Waterstones, Toni & Guy, Fat Face, Costa, Boots, and Pure Gym.

### Tenure

Freehold.

### Description

The property comprises a substantial former bank building arranged over the ground, first and second floors. Part of the first and second floors provides four residential flats which have been let on long leases, situated to the rear of the property. The property benefits from rear access onto Cantelupe Road. Floor plans are available upon request.

### VAT

Not elected for VAT

### Octopus Bridging Loan for Buyers

### Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

#### DISCLAIMER

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First Second	Retail Ancillary Ancillary	219.12 54.04 28.10	(2,358) (581) (302)	VACANT	-	-
Part Rear First Part Rear Second	Residential Residential	-	-	INDIVIDUALS	Let on 4 separate leases for a term of 125 years from May 2010	£400
<b>Total Approximate Commercial Floor Area</b>		<b>301.26</b>	<b>(3,241)</b>			<b>£400</b>

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

### Acuitus

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### Seller's Solicitors

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2024