

# Freehold Investment Opportunity

Unit 3, Independent Business Park,  
Imberhorne Lane, East Grinstead

RH19 1TU

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square.

# Unit 3, Independent Business Park, East Grinstead– Guide Price £450,000



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### Location:

East Grinstead is a town in West Sussex near the borders of Kent, East Sussex & Surrey borders. It is located 27 miles south of London and 9 miles east of Gatwick Airport and the M23.

The property is located on the Independent Business Park which is a very popular trading estate is located just off the A22 at in Felbridge on the outskirts of the town.

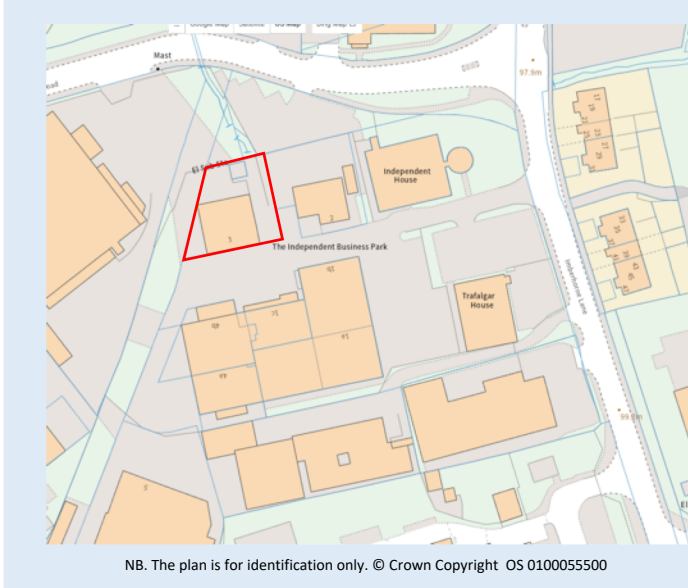
### Connections:

East Grinstead is located just off the A22 and close to the M23 linking London and the south coast. The town is serviced by direct trains into London Victoria taking approximately 60 minutes.

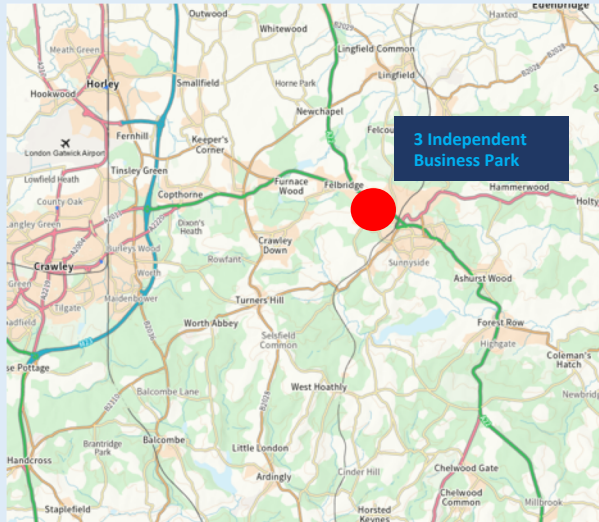
### Description:

The property consists of a detached steel frame and metal clad light industrial unit used as a trade counter and occupied by a plumbing wholesaler. The Ground floor is used as office, warehouse and retail space with a further mezzanine used for storage.

Outside there is a forecourt for up to 9 staff and customer cars.



NB. The plan is for identification only. © Crown Copyright OS 0100055500



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### Tenancy:

The current owner and occupier of the property is a successful regional plumbing supply business called Drakes Plumbing Supplies Ltd (Company Number 016982200).

The building will be sold with the benefit of a new 10 year lease to Drakes Plumbing Supplies Ltd at an annual rent of £40,000 per annum.

The lease which will be contracted outside of the security of tenure of the 1954 Landlord & Tenant act, and will include a mutual break and open market rent review at year 5.

### VAT:

The property is not elected for VAT.

### Energy Performance Certificate:

The property has an EPC Rating of C. Certificate and report available upon request.

### Title Numbers:

**WSX167719**

Title and Title Plan available upon request.

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## Areas:

| Floor Areas  | Sq M         | Sq Ft        |
|--------------|--------------|--------------|
| Ground       | 229          | 2,450        |
| Mezzanine    | 192.6        | 2,060        |
| <b>TOTAL</b> | <b>421.6</b> | <b>4,510</b> |

n.b. areas provided by the Vendor, not verified by BWP Commercial Property. Measured Survey available upon request.

## Business Rates:

The Rateable Value of the property is £37,000. Interested parties should make their own enquiries for the rates payable direct with Mid Sussex District Council.

## Tenure:

Freehold

## Viewings:

For further information or an appointment to view, please contact Mark Greenwood or Charley Burgess on 01795 857 511.

[mark@bwpcommercialproperty.com](mailto:mark@bwpcommercialproperty.com)

[charley@bwpcommercialproperty.com](mailto:charley@bwpcommercialproperty.com)



## Proposal:

We are instructed to quote a Guide Price of £450,000 for the Freehold interest, reflecting a 8.5% NIY. Subject to Contract.



**BWP**

**BWP Commercial Property Ltd**  
12A Hart Street  
Henley-on-Thames, Oxfordshire  
RG9 2AU  
[www.bwpcommercialproperty.com](http://www.bwpcommercialproperty.com)

**Mark Greenwood**  
e: [mark@bwpcommercialproperty.com](mailto:mark@bwpcommercialproperty.com)  
t: + 44 (0) 1795 857 551  
m: + 44 (0) 7877 845 068

**Charley Burgess Senior Associate**  
e: [charley@bwpcommercialproperty.com](mailto:charley@bwpcommercialproperty.com)  
t: + 44 (0) 1491 818 180  
m: + 44 (0) 7471 361 485

**Matthew Jackson Director**  
e: [matthew@bwpcommercialproperty.com](mailto:matthew@bwpcommercialproperty.com)  
t: + 44 (0) 20 3355 5551  
m: + 44 (0) 774 131 8999

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