

SHOP (USE CLASS E)

# TO LET/FOR SALE

01883 723888  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **30 High Street**  
Lingfield, Surrey, RH7 6AA



## USE CLASS E TO LET OR FOR SALE

- Prominent corner position
- Short term street parking available
- Busy High Street location

### Viewing by appointment

G&P Property  
31 Station Road West  
Oxted  
Surrey, RH8 9EE

01883 723888

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)

David Sutton BA (Hons)  
[davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)



**30 High Street**  
Lingfield, Surrey, RH7 6AA



**G&P PROPERTY**  
COMMERCIAL FOCUS

### Location

The property is situated on the side side of the High Street close to the Co Op Supermarket. Lingfield which is famous for its Race Course is situated on the East Grinstead to London/Victoria line with two trains an hour throughout the day. Access to the motorway network is either via Godstone to the North (junction 6 M25) or the M23 (Crawley junction) to the west.

### Description/Accommodation

Internally the property benefits from a large retail area which is mainly open plan but does offer various rooms for alternative use as well as a large kitchen at the rear of the premises as well as a brick built external store and single car garage. The unit would suit a variety of uses within the broad E Class classification.

There is on street parking to the front for customers to use on a short term basis.

### Use

Use Class E

### Internal Area

Net internal areas as follows:

Ground Floor

**Total            89.27 sq m    960 sq ft**

### Terms

The property is available by way of a new lease for a term of years to be agreed at a rent of £19,500 per annum.

Alternatively

The property could be available for sale to include a two bedroom flat above as well as a large garden. Offers in excess of £500,000 Subject to contract and VAT (if applicable).

### Business Rates

According to the Government website the property has a Rateable Value of £10,250. The UBR for 2026/27 is 43.2p in the £.

### Legal costs

Each party to be responsible for their own legal costs.

### Energy Performance Certificate

Energy Performance Rating: B (38)



### Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.