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**12 EAST  
GRINSTEAD ROAD,  
LINGFIELD  
SURREY RH7 6EP**

- GOOD CENTRAL LOCATION
- ON STREET CAR PARKING OUTSIDE
- OFF STREET CAR PARKING TO THE REAR
- BUSINESS/FREEHOLD FOR SALE

**FREEHOLD COMMERCIAL  
PROPERTY AND BUSINESS  
FOR SALE**

**Location:**

The property is situated on the West side of East Grinstead Road in the centre of a small retail parade next to Costcutter, opposite the recently opened Costa Coffee Shop with the Co-Op Supermarket close by. Lingfield has the benefit of short term free parking along this parade with additional parking available in the High Street and the off street car park to the rear.

Lingfield is a popular residential area with access up to Croydon and London via the local railway station and it is of course well known for the Race Course which sits on the edge of the Village.

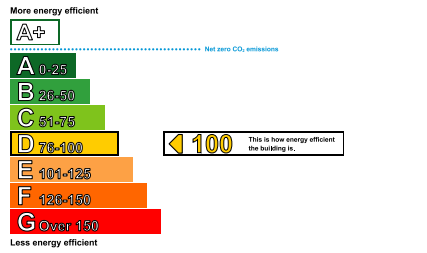
**Sat Nav:** RH7 6EP

**[www.gpcommercial.co.uk](http://www.gpcommercial.co.uk)**

**IMPORTANT:** These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**



Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	
Total useful floor area (m <sup>2</sup> ): 92	
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 51.08	26 If newly built
	83 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your non-domestic premises fit for the future, please call 0800 121 1214.



**THE CURRENT NET INTERNAL AREAS ARE AS FOLLOWS**

GROUND FLOOR RETAIL AREA	72.9 sq m	785 sq ft
ANCILLARY	14.6 sq m	157 sq ft
<b>Total</b>	<b>87.5 sq m</b>	<b>942 sq ft</b>

**Description/Accommodation:**

The property comprises a shop and flat with the flat having been sold off on a long lease with approximately 94 years remaining. The shop currently trades as a Dry Cleaners with a clear retail area, internal wc and a lean-to extension which houses the kitchen and storage area. The property will come fully fitted with all of the Dry Cleaning equipment, a full list of equipment can be provided. Please enquire for more information. There are 2 staff parking spaces to the rear.

**Terms:**

The freehold/Business is available with vacant possession. Offers in the region £250,000.

**Business Rates:**

According to the Government website the shop has a Rateable Value of £12,500. The UBR for 2021/22 is 49.9p in the £.

**Legal costs:**

Each party to be responsible for their own legal costs.

**Energy Performance Certificate:**

Full information available upon request.

**Viewing**

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne

Nick Payne MRICS Email: [nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
or David Sutton BA (Hons) Email: [davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)  
Tel 01883 723888

**Property Misdescriptions Act 1991**

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

**Code of Practice**

Applicants 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 Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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