

Springvale, 72-74 Moat Road, East Grinstead RH19 3LH



BEST AND FINAL OFFERS TO BE RECEIVED BY 5PM FRIDAY 29 SEPTEMBER 2017



FOR SALE

D1 building located in a residential area with parking
264.32 sq m (2,844 sq ft)

Key Features

- Located in a residential area
- Suitable for continued D1 use or change of use / redevelopment (stp)
- Parking to rear of the building
- Total site area approx 0.28 acres (measured from plans)
- Freehold for sale
- Potential for 12 months lease back
- Offers in the region of £675,000

Location

The property is located in a residential area of East Grinstead on the A264 Moat Road.

East Grinstead Station, the town centre and the A22 (Lewes road) are all located within 1/2 mile of the property.

Accommodation

The property comprises an attractive detached period building with accommodation arranged over ground and first floors. There is an additional brick built outbuilding located to the rear of the property.

We have been provided with the following approximate gross internal floor areas:

| | Gross | Gross | Net | Net |
|-----------------------------|---------------|--------------|---------------|--------------|
| Floor | Sq m | Sq ft | Sq m | Sq ft |
| Ground (Including outhouse) | 212.20 | 2,337 | 187.10 | 1,798 |
| First | 120.70 | 1,299 | 97.22 | 1,046 |
| Total | 377.90 | 3,636 | 264.32 | 2,844 |





■ Planning

We understand that the premises benefit from D1 use within the Use Classes Order 1987 (as amended).

Interested parties are advised to make their own planning enquiries

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

■ Terms

The Freehold interest is offered for sale, offers are invited in the region of £675,000 and on the basis of

1. Sale with vacant possession
2. Sale with lease back to current freeholder for a term of 12 months. The tenant will pay no rent during this period but will be responsible for rates, services, security etc.

■ EPC

D (87)

■ Legal Fees

Each party to bear their own legal costs incurred.

■ VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

■ Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial:

Please contact:

Alex Roberts / Andrew Halfacree

Email: a.roberts@flude.com / a.halfacree@flude.com

Telephone: **01273 727070**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Our Ref: AJH/KT
13 September 2017



To whom it concerns

Pavilion View
19 New Road
Brighton
BN1 1UF

Subject to Contract

T 01273 727070
F 01273 728020

Dear Sirs

Proposed sale of the Freehold Interest of Springvale, 72-74 Moat Road, East Grinstead RH19 3LH

Best offers by 17.00 Friday 29 September 2017

Interested parties are invited to submit their best offer to purchase the Freehold Interest of Springvale, 72-74 Moat Road, East Grinstead by no later than **17.00 Friday 29 September 2017.**

As set out in the marketing details, our client would like to consider, albeit it isn't a pre-requisite, taking a leaseback on the property for a term of up to 12 months following completion of a sale. In this event our client would pay no rent but would pay rates and continue to maintain the building.

Detail of your offer

Your offer should be submitted in writing and confirm the following points:

1. Specific name of the purchasing entity (NB – should your offer be accepted we are obliged to undertake Money Laundering checks on the purchaser).
2. Your offer in £ sterling
3. All conditions to which your offer is subject.
4. State whether your offer is on the basis of vacant possession on completion or with a leaseback to our client on the terms set out above. Should you wish to make separate offers for each of the 2 scenario's this is fine.
5. Timeframe for fulfilment of the conditions to put you in a position to exchange unconditionally.
6. Purchaser's solicitor details.
7. Method and proof of funding.

Your offer should be submitted, and received by, Flude Commercial (Brighton) by no later than **17.00 Friday 29 September 2017.**



Offers should be submitted in writing and can be delivered by hand, post or email (fludecommercial@flude.com). It is the responsibility of the offering party to ensure that the offer is received by Flude Commercial by the offer deadline. Flude Commercial accept no responsibility for delays / problems with the post, technology etc.

Please note that our client is not bound to accept the highest offer or indeed any offer and retains the right to continue marketing the property.

Yours faithfully

Flude Commercial

Flude Commercial