

To Let

Shop and Self Contained Flat
26 / 28 High Street, Lingfield



Rent:

The commencing rent to be £15,000 per annum exclusive of outgoings including business rates, service charge and Vat and **insurance**.

The premises comprise ground floor retail unit with a gross internal floor area approx,700 sq ft. with a self contained one bedroom flat above.

Rates

The Residential dwelling is Band F.
Rateable value of retail unit £5,100.

Location:

This property is prominently situated in an excellent position within the Village of Lingfield which has a range of shops, Barclays Bank and Post Office. Lingfield station is within 10 minutes walk and provides regular services to East Grinstead the south and East Croydon and London to the north.

Terms:

The commencing rent to be £15,000 per annum exclusive of outgoings including business rates, service charge and VAT and **insurance**.

Rent to be paid quarterly in advance.

6 months rent in advance as deposit

Legal Costs: Each party to bear their own legal costs

Viewing: By appointment through Redmond and Associates



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