



**SITUATION**

Located close to the junction with Plaistow Street in the centre of Lingfield Village which includes **Costa Coffee, Boots, Costcutter** and **The Co-operative Food**, all serving the surrounding community. The Railway Station and Lingfield Park Racecourse are both within close proximity. Lingfield lies approximately 3 miles to the north of East Grinstead and 7 miles south of the M25 (Junction 6).

**PROPERTY**

An attractive Grade II Listed **Retail Unit (with A3 Planning Consent)** planned on ground and first floors and accessed via a gated courtyard.

**ACCOMMODATION**

<b>Ground Floor</b> GIA	Approx. 1,570 sq ft
<b>First Floor</b> GIA	Approx. 1,570 sq ft
<b>Total GIA</b>	<b>Approx. 3,140 sq ft</b>

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION (No empty rates payable on Listed Buildings.)**



**Vacant Retail Unit with A3 Consent**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
Freemans Solicitors - Tel: 020 7935 3522  
Ref: H. Freeman, Esq - Email: hf@freemanssolicitors.net

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts