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PROPERTY PEOPLE

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49 - 51 High Street, Crawley RH10 1BQ  
TO LET: PRIME HIGH STREET RESTAURANT UNIT - 3,405 SQ FT (316.33 SQ M)

# LOCATION



The property is situated on the eastern side of Crawley High Street towards the southern end just to the south of Church Walk. Nearby occupiers include mainly local retailers, a variety of estate agents/letting agents, bars and restaurants, including Wildwood, Prezzo, Cubbit & West, Barclays Bank and the George Hotel.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius. Gatwick Airport, the second busiest airport in the UK, is located within easy reach just to the north of Crawley.

## Description

The property was formerly occupied by ASK Restaurant and is set in a prominent location on the High Street within the predominant bar and restaurant district of the town. Local operators include Wildwood, Octopus Cocktail Bar, Prezzo and Turtle Bay. Consideration will be given to proposals for alternative uses subject to all necessary consent.

## Key Features

- New lease no premium
- Prime High Street location
- Seating for 120+

## Accommodation

The total net internal floor area is approximately:

Ground Floor: 2,775 sq ft (257.80 sq m)

First Floor: 630 sq ft (58.53 sq m)

**Total: 3,405 sq ft (316.33 sq m)**

## Terms

The premises are available on a new, effectively full repairing and insuring lease on terms to be agreed. The lease will be drafted in the Council's standard form subject to appropriate amendments.

## Rent

£82,000 per annum exclusive

## Planning

It is considered that the premises could be suitable for a variety of uses subject to obtaining all necessary consents. Further information on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any interested party satisfies themselves in this regard.

## Business Rates

Rateable Value: £81,500

Rates Payable: £44,499 (2024/25)

For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will be applicable.



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Sole Agents Graves Jenkins.







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[gravesjenkins.com](http://gravesjenkins.com)



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