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2 Grand Parade, High Street, Crawley, West Sussex RH10 1BU

AVAILABLE ON FLEXIBLE TERMS: PROMINENT CLASS E RETAIL UNIT - 1,090 SQ FT (101.38 SQ M)

# LOCATION



The property is situated in a prominent trading position on the west side of Grand Parade, within the central section of the High Street. Nearby occupiers including Cubitt & West, Leaders, Barclays Bank, KFC, Prezzo, Pizza Express and a variety of bars, restaurants and other retail occupiers. The property is close to Queens Square, the Pavilion retail development and County Mall Shopping Centre.

The property is opposite the Broadway which leads through to Queens Square, The Martlets and County Mall Shopping Centre.

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.

## Description

The premises comprise a ground floor lock-up shop, recently refurbished internally and fitted with modern aluminium shop front. Situated in the heart of Crawley High Street, opposite the Broadwalk which leads to Queens Square.

## Accommodation

The approximate net internal area is as follows:

**Sales Area:** 560 sq ft (52.06 sq m)

**Mid Office (sales):** 255 sq ft (23.71 sq m)

**Rear Office:** 155 sq ft (14.46 sq m)

**Kitchen:** 120 sq ft (11.15 sq m)

**W.C. x2:**

**Total: 1,090 sq ft (101.38 m2)**

## Amenities

- Modern aluminium shop front
- Interior redecorated & new kitchen
- New suspended ceiling and modern lighting
- Rear office/store room
- New flooring throughout
- W.C. facilities

## Rent

**£2,333 per calendar month**

## Lease

The premises are available to rent by way of a sublease on effectively full repairing and insuring terms until September 2024.

We can offer flexible quarterly or monthly terms subject to applicant credentials. A rent deposit will be required.

## Planning

It is understood that the premises have planning consent for Use Class E which includes a range of retail, leisure and business uses.

## EPC

Rating D - 96

## Business Rates

Rateable Value: £39,000

Rates Payable: £19,461 (2024/25)

Interested parties are advised to contact Crawley Borough Council on 01293 438615 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will not be applicable.



## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins







GET IN TOUCH  
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