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52 - 54 Hazelwick Road, Three Bridges, Crawley, RH10 1LZ  
MIXED INVESTMENT/DEVELOPMENT OPPORTUNITY

# LOCATION

The property is located on the south side of Hazelwick Road towards its eastern end within a 100ms of the junction with Hazelwick Avenue East which forms part of the A2220 road forming one of the main roads out of the town centre of Crawley, approximately 1 mile to the west. The immediate location is mainly residential with some mixed commercial including a parade of shops in nearby Three Bridges Road and Three Bridges mainline railway station (London to Brighton) is located on the south side of the A2220 approximately 300ms from the subject property.

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. Junction 10 of the M23 motorway is approximately 1 mile distant, offering direct access to Gatwick Airport and the M25 to the north and Brighton to the south.

## Description

A terrace of three, mostly 3 storey buildings, incorporating two ground floor retail units and four flats sharing a communal ground floor entrance, together with a side drive and car parking area along with a rear yard to the retail units.

## Accommodation

### GROUND FLOOR

#### Shop No. 54

Retail: 500 sq ft (46.45 m<sup>2</sup>)

Rear store/kitchen: 67 sq ft (6.22 m<sup>2</sup>)

Cloakroom: W.C. & wash hand basin

#### Shop No. 54b

Front retail/customer area: 198 sq ft (18.39 m<sup>2</sup>)

Rear room: 213 sq ft (19.79 m<sup>2</sup>)

#### Flat No. 4

Entrance hall

Front double bedroom: 178 sq ft (16.54 m<sup>2</sup>)

Double bedroom: 162 sq ft (15.05 m<sup>2</sup>)

Living room: 200 sq ft (18.58 m<sup>2</sup>)

Rear kitchen (off living room): 133 sq ft (12.36 m<sup>2</sup>)

Bathroom: bath, W.C. & wash hand basin

### FIRST FLOOR

#### Front Flat No. 2

Entrance hall

Front study/bedroom: 107 sq ft (9.94 m<sup>2</sup>)

Front double bedroom: 119 sq ft (11.06 m<sup>2</sup>)

Rear double bedroom: 116 sq ft (10.78 m<sup>2</sup>)

Front living room: 179 sq ft (16.63 m<sup>2</sup>)

Rear kitchen: 130 sq ft (12.08 m<sup>2</sup>)

Bathroom: bath W.C. & wash hand basin

#### Rear Flat No. 3

Entrance hall

Front double bedroom (off living room): 144 sq ft (13.38 m<sup>2</sup>)

Double bedroom: 91 sq ft (8.45 m<sup>2</sup>)

Living room: 157 sq ft (14.59 m<sup>2</sup>)

Rear kitchen: 93 sq ft (8.64 m<sup>2</sup>)

Bathroom: (off kitchen – bath, W.C. & wash hand basin)

### SECOND FLOOR

#### Flat No. 1

Entrance hall

Double bedroom: 173 sq ft (16.07 m<sup>2</sup>)

Double bedroom (off living room): 193 sq ft (17.92 m<sup>2</sup>)

Living room with open kitchen area: 230 sq ft (21.37 m<sup>2</sup>)

Rear bathroom: bath, W.C. & wash hand basin

The gross internal areas are approximately:

Shop No. 54 - 567 sq ft (52.67 m2)  
Shop No. 54b - 411 sq ft (38.18 m2)  
Flat 1 - 834 sq ft (77.98m2)  
Flat 2 - 850 sq ft (78.97m2)  
Flat 3 - 698 sq ft (68.85m2)  
Flat 4 - 888 sq ft (82.89m2)

## Outside

Small front forecourts, side drive and car parking – circa 12 spaces  
Rear yard to shops

## Tenure

Freehold subject to the leases and assured shorthold tenancies as granted.

## Tenancies

Rights of way are granted over the drive providing access to the property to the rear (The Old Bakehouse).

**Ground Floor Flat No. 4** - Let for a fixed period of 6 months from 6/10/2018 now subject to a periodic tenancy at a rent of £975pcm (rental deposit of £1,425).

**First Floor Flat No. 2** - Let from 1/10/2018 at a rent of £900pcm.

**First Floor Flat No. 3** - Let from 1/11/2017 at a rent of £935pcm (rental deposit of £1,239.23)

**Second Floor Flat No. 1** - To be let for a fixed period of 6 months from 6/11/2020 at a rent of £900pcm (rental deposit £1,035).

**Shop No. 54** - Let for a term of 9 years to and including 14/7/2018 at a current rent of £7,800 pax. Current use - Bridalwear shop.

**Shop No. 54b** - Let for a term of 10 years to an including 29/11/2027 at a current rent of £6,500 pax. Current use - Dog Grooming Salon.

Copy of Leases/Tenancy Agreements available on request.

## Business Rates

### Shop No. 54

Rateable Value: £8,700

Rates Payable: £4,271.70 (2021/22)

### Shop No. 54b

Rateable Value: £3,900

Rates Payable: £1,946.10 (2021/22)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. 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.

## Council Tax

From internet enquiry of the Local Authority website it would



appear the subject property is entered in the current Council Tax List as follows:

Flat No. 1 - Band 'B'  
Flat No. 2 - Band 'B'  
Flat No. 3 - Band 'A'  
Flat No. 4 - Band 'A'

## Planning

The property is not listed but areas within the Hazelwick Road Conservation Area. Pre-application advice has been provided by Crawley Borough Council in conjunction with Nos 52-54 Hazelwick Road, in relation to the possible partial development of the site/adjointing land. Further information on application.

## Price

**Offers are invited** for the freehold interest subject to the existing tenancies. Consideration will be given to offers on an unconditional and subject to planning basis. Further information and guide price on application.

N.B. The properties to the rear of this property (The Old Bakehouse, 46, 48 & 50 Hazelwick Road) also providing an excellent investment/development opportunity are also currently available for sale through Graves Jenkins. Further information on application.

## EPC

Flat 1 - Rating D-56

Flat 2 - Rating E-51  
Flat 3 - Rating E-50  
Flat 4 - Rating E-52

## VAT

VAT will not be applicable.

## Legal Fees

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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