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17/17A Tilgate Parade, Tilgate, Crawley RH10 5EQ  
RETAIL UNIT + MAISONETTE - NEW LEASE AVAILABLE NOW DUE TO ABORTIVE NEGOTIATION

# LOCATION



The property is located in Tilgate Parade, a busy neighbourhood shopping parade comprising 20 retail units and a Public House situated approximately 1.5 miles to the south of Crawley town centre. The parade provides a good mix of multiple, regional and local retailers including Co-op, Lloyds Pharmacy, Corals, Spar, Pizza Go Go, Cinnamon Indian restaurant and a variety of other uses.

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

A mid-terraced extended lock-up shop unit with a newly refurbished self-contained three bedroom maisonette above, situated in a popular neighbourhood parade to the south of Crawley town centre.

## Key Features

- Popular Neighbourhood Parade
- 3 bedroom maisonette included - refurbished
- New lease of whole on terms to be agreed
- Rear garage included
- Substantially extended shop unit

## Accommodation

### Ground Floor

**Total Sales Area: 1,748 sq ft (162.39 m2)**

Open plan shell and core shop fitted with lighting. Large extended sales area.

Rear garage and gated yard

### 1st & 2nd Floors

Self-contained maisonette comprising three bedrooms, living room, kitchen and bathroom with double glazing.

The maisonette has been redecorated throughout including new fittings. Includes external stores, balcony and roof terrace.

## Use

The premises benefit from Class 'E' (Commercial, Business and Services) and therefore can be used for a variety of uses, subject to landlord's consent to specific use. Only uses not already represented on the parade will to be considered favourably.

## Terms

A new full repairing and insuring lease is available on terms to be agreed. The landlord will require a 6 month rent (+ VAT) deposit.

Please note that no offers will be considered from businesses duplicating a use already represented on Tilgate Parade.

## Rent

£35,000 per annum exclusive for shop and maisonette. The property is only available as a whole.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating 'C' (58) - Retail unit

Rating 'E' (102) - Residential



## Business Rates

Rateable Value: £15,000

Rates Payable: £7,485 (2022/23)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this  
information.

## Council Tax

Band 'C'

## VAT

VAT will be payable on the commercial element of the rent.  
Further details on application.

## Legal Fees

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

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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