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PROPERTY PEOPLE

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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 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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