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PROPERTY PEOPLE

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37A High Street, Crawley RH10 1BQ
TO LET: HIGH STREET RETAIL UNIT - 455 SQ FT (42.3 M2)

LOCATION



The property is situated on Crawley High Street with nearby occupiers including a variety of estate agents, bars, restaurants and cafes.

The main town centre shopping area, County Mall and Crawley's bus and train stations are all within 500m.

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 unit with rear kitchen/store and cloakroom.

Key Features

- New lease available - no premium
- Immediately available
- Close proximity of County Mall and railway station
- On-street parking & public car parks close by

Accommodation

The net internal floor area, measured in accordance with the RICS Code of Measuring Practice is calculated to be **455sq ft (42.3 m2)**

Lease

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further details on application.

Rent

£18,500 per annum exclusive

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 - 62

Business Rates

Rateable Value: £15,750

Rates Payable: £7,859.25 (2023/24)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

VAT will not be payable on the terms quoted.

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
gravesjenkins.com



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