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PROPERTY PEOPLE

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10-11 Queens Square, Crawley RH10 1DY

TO LET: TOWN CENTRE RETAIL SHOP - 3,079 SQ FT (286 SQ M)

# LOCATION



The property occupies an excellent relatively central trading position within Queens Square. County Mall Shopping Centre and public car parks are close by and the bus and railway stations are within 400ms.

Queens Square and Queensway have recently benefitted from the completion of extensive refurbishment to the public realm including re-paving, landscaping and water feature/fountains. Nearby occupiers include Peacocks, Iceland, Costa Coffee, Marks & Spencer, New Look, Starbucks, Poundland, Decathlon and Greggs.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

## Description

A lock up ground floor retail unit. See proposed floor plans attached.

## Key Features

- Prominent town centre trading position
- New lease - no premium
- Suitable for a variety of alternative uses (STPC)
- Access to rear service yard
- Recently refurbished

## Accommodation

Approximate internal floor area:

Ground Floor Retail: 3,079 sq ft (286 sq m)

## Terms

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

## Rent

**£60,000 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 - 60

## Business Rates

The ground floor unit has been separated from the remainder of the building and therefore the Rateable Value is to be re-assessed - further information on application.

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.

## VAT

VAT will 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  
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