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PROPERTY PEOPLE

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5 Furnace Parade, Furnace Green, Crawley RH10 6NX

TO LET: RETAIL UNIT - 1,647 SQ FT (153 M2)

# LOCATION



The property is located in a popular neighbourhood parade within the predominantly residential area of Furnace Green, approximately half a mile from Crawley town centre. The parade is located just off Weald Drive, which provides a link to the A2220 and Three Bridges railway station.

The parade comprises 11 shops let to a good mix of multiple and local retailers and the Charcoal Public House. Access to the rear of the premises is gained from Furnace Place.

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 property comprises an end of terrace lock-up retail/catering unit situated in a popular neighbourhood parade in Furnace Green, to the south east of Crawley town centre and adjacent to a free public car park.

### On the instructions of Crawley Borough Council

## Key Features

- Immediately available
- New lease - no premium
- Considered suitable for a variety of uses (STPC)
- Busy neighbourhood shopping parade

## Accommodation

The property provides the following approximate dimensions & net internal floor areas:

Sales area: 1,149 sq ft (106.74 m<sup>2</sup>)

Rear stores: 498 sq ft (46.27 m<sup>2</sup>)

Separate male & female WCs

Single garage

**TOTAL: 1,647 sq ft (153.01 m<sup>2</sup>)**

## Use

The premises currently benefit from Sui Generis use (formerly A5 Hot Food Takeaway use)

The premises are considered suitable for a variety of uses, subject to planning and all other consents.

Uses already represented in the Parade will not be considered. Further details on application. Any use requiring a change of use application should be pursued separately with the Planning Department of Crawley Borough Council.

## Lease

A new full repairing and insuring lease is available for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed terms and conditions) a copy of which is available on request.

## Rent

**£27,000 per annum exclusive**

## Rent Deposit

A 6 month rent deposit will be required by the Landlord.

## 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 D - 81

## Business Rates

Rateable Value: £17,000

Rates Payable: £3,400 (2023/24)

Small business rate relief is applicable for qualifying businesses. 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.

## 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

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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