



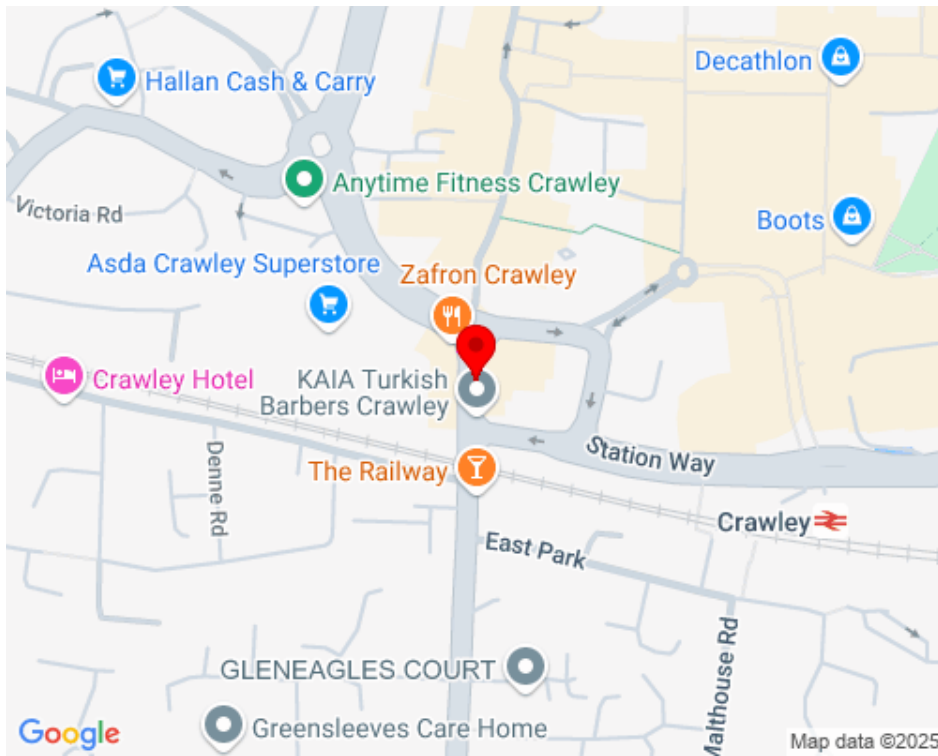
**graves
jenkins**
PROPERTY PEOPLE

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5 High Street, Crawley, West Sussex RH10 1BH
RARE FREEHOLD SALE: GROUND FLOOR RETAIL & RESIDENTIAL INVESTMENT SALE

LOCATION



The property is located to the southern end of the High Street, which provides a good mix of retail, restaurant, leisure and financial & professional service occupiers. The Town Centre, County Mall Shopping Centre, Bus Station and Railway Station are all within a short walking distance.

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 comprises a mid-terraced, three storey mixed use building, located on the east side of the High Street within Crawley town centre. The ground floor front (commercial) is open plan and fitted to a high standard with separate offices, storage, kitchen and WC to the rear of the same. There is a one bedroom flat to the rear with a self-contained access at the back of the property, which is let on an Assured Shorthold Tenancy. The upper floors comprise three flats, which are sold off on long-leases. There is no parking included with the property.

Key Features

- Rare freehold sale
- Suits investors and owner occupiers
- Versatile accommodation

Accommodation

The floor area has been calculated, in accordance with the RICS Code of Measuring Practice, as follows:

Ground Floor (commercial): NIA 1,042 sq ft (96.77 sq m)

Ground Floor (residential): GIA 426 sq ft (39.6 sq m)

Tenure

Freehold, subject to vacant possession of the commercial part. The remainder being subject to an AST and three long leasehold interests.

Price

Offers in the region of £359,950 (Three Hundred and Fifty Nine Thousand Nine Hundred and Fifty Pounds)

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 B - 43

Business Rates

Rateable Value: £17,750

Rates Payable: £8,857.25 (2024/25)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

We are advised that VAT is not currently payable.



Legal Fees

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

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH
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