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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 £375,000 (Three Hundred and Seventy Five Thousand 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](http://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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