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PROPERTY PEOPLE

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2 The Pavement, Crawley RH10 1EF

TO LET: TOWN CENTRE RETAIL/CAFE UNIT (CLASS E) 550 SQ FT (51.1 SQ M) PLUS MEZZANINE STORAGE

# LOCATION



The property is situated in Crawley town centre in a pedestrianised thoroughfare linking Queensway and The Boulevard and close to Queens Square and County Mall Shopping Centre. Public car parks are close by and the bus and railway stations are within 400ms.

Nearby multiple occupiers include Marks & Spencer, Decathlon, Poundland, New Look, Superdrug and Greggs.

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

A ground floor lock-up retail/café unit situated in a pedestrianised thoroughfare linking The Boulevard and Queensway, opposite Marks & Spencer and a short walk to the town centre prime retail trading area, bus and railway stations.

## Key Features

- New lease available – No Premium
- Town Centre Location
- Considered suitable for a variety of uses (STPC)
- Pavement covers available by separate agreement

## Accommodation

The gross internal floor area is approximately 550 sq ft (51.1 sq m). In addition there is a mezzanine storage area (155 sq ft (14.5 sq m)) and WC to the rear.

## Lease

Available on a new effectively full repairing insuring lease on terms to be agreed.

## Rent

£21,500 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 B - 42

## 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

VAT will not be payable.

## 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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