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PROPERTY PEOPLE

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21 Tilgate Parade, Tilgate, Crawley RH10 5EQ

TO LET: DETACHED LOCK-UP RETAIL UNIT 540 SQ FT (50.17 SQ M)

# LOCATION

The property is located in Tilgate Parade, a busy neighbourhood shopping parade comprising 20 retail units and a Public House situated approximately 1.5 miles to the south of Crawley town centre. The parade provides a good mix of multiple, regional and local retailers including Co-op, Lloyds Pharmacy, Corals, Spar, Pizza Go Go, Cinnamon Indian restaurant and a variety of other uses.

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 detached single storey lock-up shop with rear enclosed yard.

**On the instructions of Crawley Borough Council**

## Key Features

- In popular neighbourhood parade
- New lease
- Forecourt area
- Small yard area

## Accommodation

The principal dimensions and approximate floor area, measured on a net internal basis, are as follows:

Gross Frontage: 25'10" (7.90 ms)

Internal Width: 24'0" (7.30 ms)

Gross Depth: 24'0" (7.30 ms)

**Sales Area: 540 sq ft (50.17 sq m)**

Cloakroom

## Use

The premises benefits from Class E use.

## Rent

Open to offer by Informal Tender. Rent will be payable quarterly in advance on the usual quarter days by Direct Debit.

## Rent Deposit

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

## Tender

To be submitted on the attached form and posted/delivered to Graves Jenkins to arrive no later than **noon on Wednesday 6 December 2023**.

Following submission of a tender form, applicants may be required to provide references, a 12 month cash flow forecast and a business plan. The successful tenderer will be required to enter into a new lease within six weeks or to submit the necessary planning application within two weeks of his/her tender being accepted by the Council.

Tender & Credit Search Form - [click here to download](#)

## Lease

A new full repairing and insuring lease 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).

## 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 - 65

## Business Rates

Rateable Value: £12,500

Rates Payable: £6,237.50 (2024/25)

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 applicable.

## 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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