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PROPERTY PEOPLE

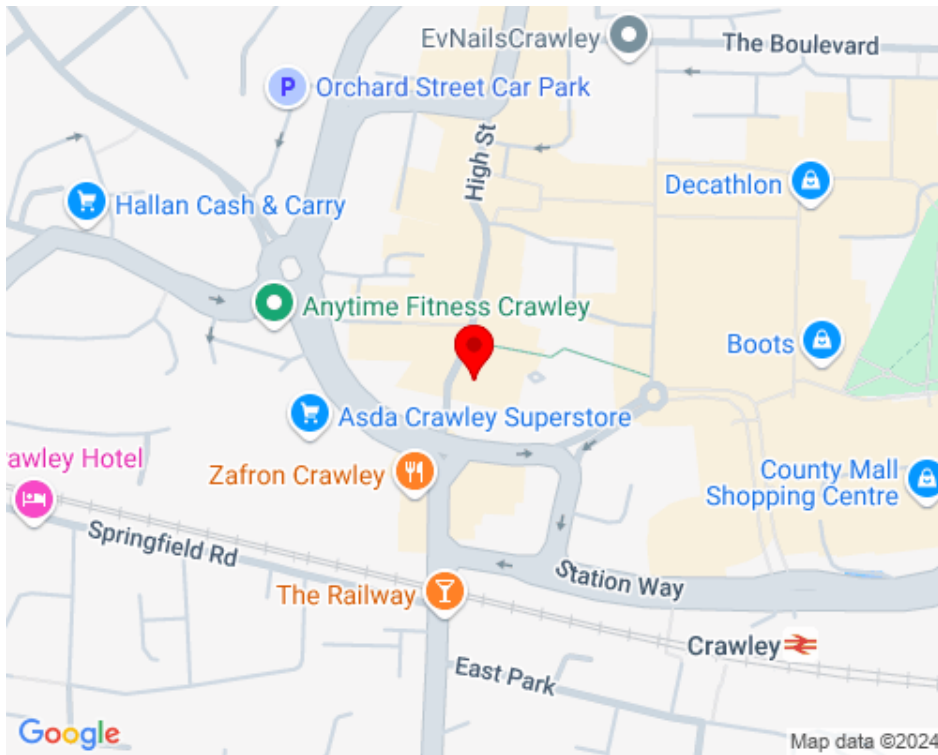
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37B High Street, Crawley RH10 1BQ

TO LET: HIGH STREET RETAIL UNIT - 550 SQ FT (51.1 SQ M)

LOCATION



The property is situated on the east side of the High Street towards the southern end, where nearby occupiers include a variety of estate agents/letting agents, bars, restaurants and cafes.

The main town centre shopping area, County Mall and Crawley's bus and train stations are all within 500m.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10km radius.

Description

The premises comprise a ground floor lock up shop unit with rear store and cloakroom.

Key Features

- Immediately available on flexible terms
- High Street location
- Close proximity of County Mall and railway station
- On-street parking & public car parks close by

Accommodation

The net internal floor area is approximately 550 sq ft (51.1 sq m).

Lease

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further details on application

Rent

£25,000 per annum exclusive.

Service Charge

A service charge will be payable on a proportionate basis in respect of the landlord's costs in maintaining the structure and common parts. Further information on application.

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 - 62

Business Rates

Rateable Value: £22,000

Rates Payable: £10,978 (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 VAT will not be 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

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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