



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



3 & 3A Maidenbower Square, Maidenbower,  
Crawley RH10 7QH

LONG LEASEHOLD SALE: LOCK-UP RETAIL UNIT & 2 BED FLAT ABOVE

# LOCATION



Situated within Maidenbower Square shopping parade, serving the favoured neighbourhood of Maidenbower. The parade comprises six other retail units with occupiers including a Chinese takeaway, Co-op convenience store, Boots Pharmacy and a Dental Practice. Adjacent to the parade is Maidenbower Community Centre, a nursery pre-school, veterinary clinic and Church. Maidenbower Infants School also adjoins the Centre.

Ample parking is available in The Square. Maidenbower is part of the conurbation of Crawley. The town centre is approximately 2.5 miles distant. J10A of the M25 (northbound only) approximately 1 mile to the east and J10 approximately 4 miles north respectively. Three Bridges (London mainline) railway station is within 1 mile to the north.

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 unit previously occupied as an 'Indian Takeaway' shop currently providing a front sales area, mid-preparation area and rear storage area including disabled WC. The first floor is a two bedroom flat with kitchen, living room and bathroom. The ground and first floors will be speculatively refurbished to a high standard. There is ample customer/public car parking within the Square and two car parking spaces will be demised within the rear service yard area.

## Key Features

- Owner occupier or investor purchase
- Vacant possession of the whole
- New 150 year lease available

## Accommodation

Retail: The net internal floor area is calculated to be approximately 864 sq ft (80.29 sq m).

Residential: Two bedroom flat - gross internal area 957 sq ft (88.93 sq m)

## Planning

It is understood that the ground floor benefits from planning for use as a hot food takeaway (formerly A5 use). The first floor benefits from C3 use. Further information on application.

## Price

£500,000 (Five Hundred Thousand Pounds)

## Service Charge

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

Retail: Rating C - 73

Residential: E - 39

## Business Rates

Rateable Value: £18,000

Rates Payable: £8,982 (2024/25)

Residential Band - TBC

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 be payable on the terms quoted.

## Legal Fees

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

## Viewing Arrangements

Via prior appointment through Joint Agents:

**Graves Jenkins - 01293 401040**

Alex Roberts - 07795 212798

[roberts@graves-jenkins.com](mailto:roberts@graves-jenkins.com)

**Hicks Baker - 0118 955 7087**

Mark Previte - 07818 424 214

[m.previte@hicksbaker.co.uk](mailto:m.previte@hicksbaker.co.uk)







GET IN TOUCH  
gravesjenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



Alex Roberts

01293 401040  
07795 212798  
roberts@graves-jenkins.com



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE