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PROPERTY PEOPLE

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36 High Street, Crawley, West Sussex RH10 1BW

TO LET: PROMINENT HIGH STREET RETAIL UNIT - 1,238 SQ FT (115 SQ M)

# LOCATION



The property is situated on the west 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

Mid-terraced ground floor fully fitted café / restaurant premises. High footfall with High Street frontage. Internally, the premises is fitted to an excellent standard, with open plan seating to the front, counter / bar, separate more secluded seating areas to the middle, fully equipped kitchen area and 2 male and female WCs to the rear. There is also a rear access leading to a demised parking space.

## Key Features

- Prominent High Street location
- Excellent finish throughout
- Extensive premises with 38ft built depth
- Numerous covers
- Fully equipped kitchen
- Ready for assignee to start trading immediately

## Accommodation

The net internal floor area, measured in accordance with the RICS Code of Measuring Practice is calculated as follows:-

Sales Area: 560 sq ft (52.02 m<sup>2</sup>)

Ancillary storage: 678 sq ft (62.99 m<sup>2</sup>)

Separate W.C./Cloakroom

**Total: 1,238 sq ft (115.00 m<sup>2</sup>)**

## Lease

Lease - Available by way of a lease assignment. The lease is drafted

on a full, repairing and insuring basis for a term of 15 years from 23 February 2018 and therefore expiring 22 February 2033. The rent reviews are 5 yearly and the next is 23 February 2028. The lease is granted inside of the security of tenure provisions of the Landlord and Tenant Act 1954. A copy of the Lease is available upon request.

## Passing Rent

£26,000 per annum exclusive

## Premium

There will be a lease premium payable by the assignee to the assignor of £70,000 for the benefit of the lease and agreed list of fixtures and fittings. A copy of the list of fixtures and fittings is available upon 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 B - 38



## Business Rates

Rateable Value: £24,000

Rates Payable: £11,976 (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 be payable on the terms quoted.

## Legal Fees

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

## AML

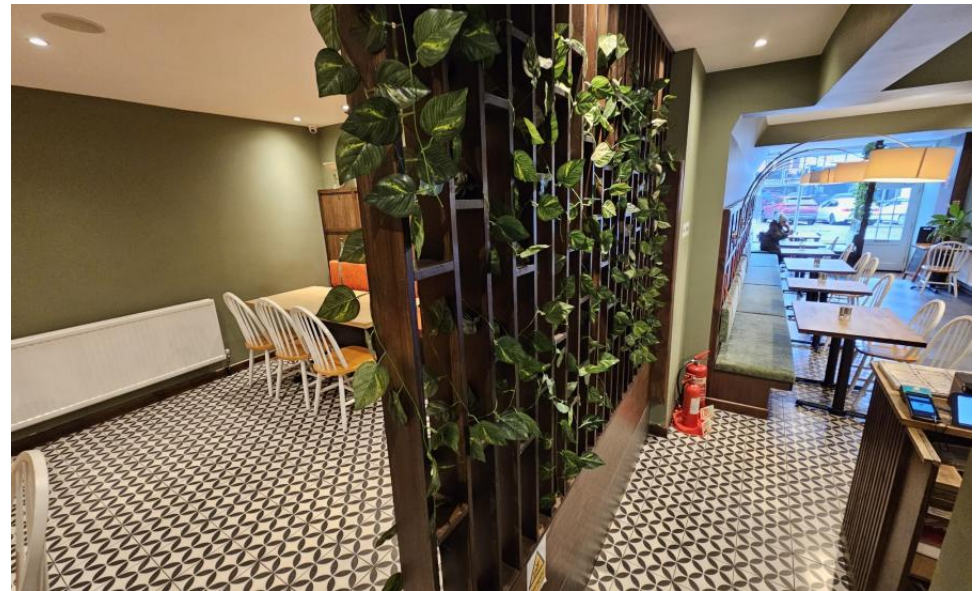
The tenant will be required to satisfy all Anti Money Laundering  
requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
gravesjenkins.com



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