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PROPERTY PEOPLE

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79/79A Gales Drive, Three Bridges, Crawley RH10 1QA
TO LET: RETAIL UNIT AND SELF-CONTAINED TWO BEDROOM MAISONETTE

LOCATION



The property is located in a popular local parade within the Three Bridges residential area, to the north east of Crawley town centre. The parade comprises a good mix of retail uses with a Gastro-Pub and is opposite Three Bridges Primary School.

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

The property comprises a mid-terraced ground floor lock up retail unit, which has been fully extended to the rear, together with self-contained 2 bedroom residential accommodation above.

Key Features

- Rare local parade opportunity with residential above
- Suit a variety of uses (STNC)
- Excellent size proportions each floor

Accommodation

Ground Floor Shop

The net internal floor area is approximately 1,527 sq ft (141.86 sq m)

1st & 2nd Floors

Self-contained maisonette comprising two bedrooms, living room, kitchen and bathroom and double glazing.

Use

Interested parties are advised to make their own planning enquiries.

Rent

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

Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

Tender

To be submitted on the attached form and posted/delivered to Graves Jenkins to arrive no later than **noon on Friday 26 July 2024**

[Click here to download Tender Form](#)

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.

Please note that the premises are available for letting as a whole –neither the shop nor the maisonette are available separately.

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 & 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 D - 76 - Retail Unit
Rating C - 73 - Maisonette

Business Rates

Rateable Value: £18,000
Rates Payable: £8,982 (2024/25)

Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

Council Tax

Band 'B'

VAT

VAT will be payable on the terms quoted.

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
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