



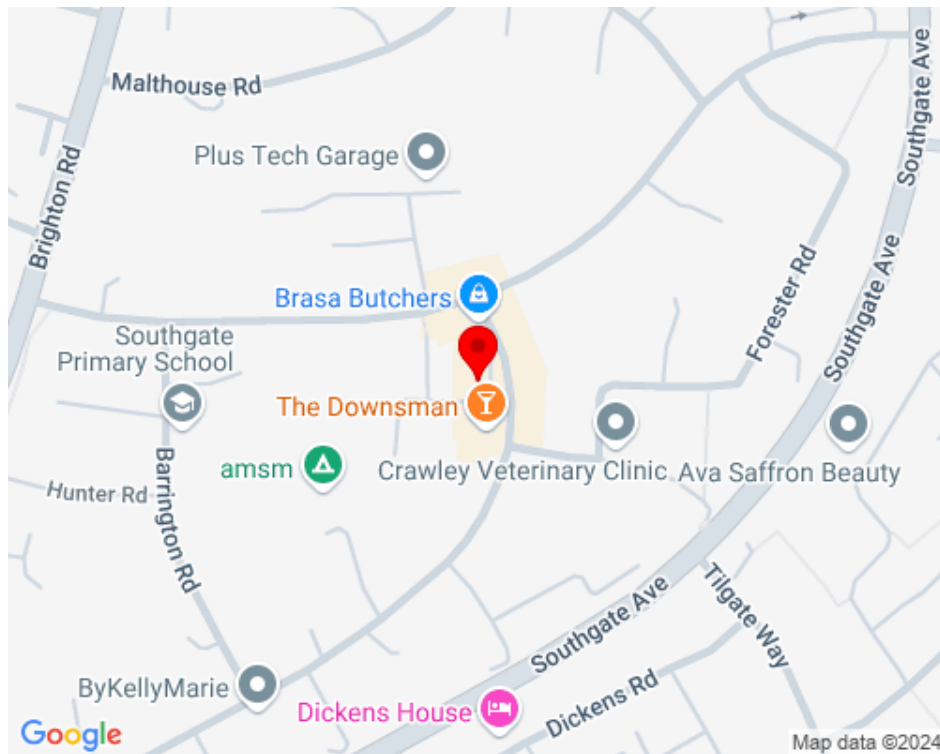
graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



10 Southgate Parade, Crawley, West Sussex RH10 6ER
TO LET: TAKEAWAY UNIT WITH SELF CONTAINED 3 BEDROOM MAISONETTE

LOCATION



The property forms part of Southgate Parade, a popular local parade within the suburb of Southgate between Southgate Avenue and Brighton Road and within 750ms south of Crawley Town Centre. The parade comprises 13 shops let to a good mix of multiple and local retailers.

Located in the heart of the Gatwick Diamond, Crawley is 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, together with self-contained 3 bedroom residential accommodation above. To the rear there is a yard area and a single garage.

Key Features

- Rare takeaway opportunity
- To be refurbished by the landlord or a rent free period to be negotiated
- 3 bedroom maisonette included; ability to sub-let

Accommodation

The net internal floor area is approximately 806 sq ft (111.85 sq m).

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 18 October 2024**.

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.

[Click here to download Tender Form](#)

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 B - 50

Business Rates

Rateable Value: £17,750

Rates Payable: £8,857.25 (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 'C'

VAT

TBC

Legal Fees

Tenant to contribute towards the landlord's legal fees incurred 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

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
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