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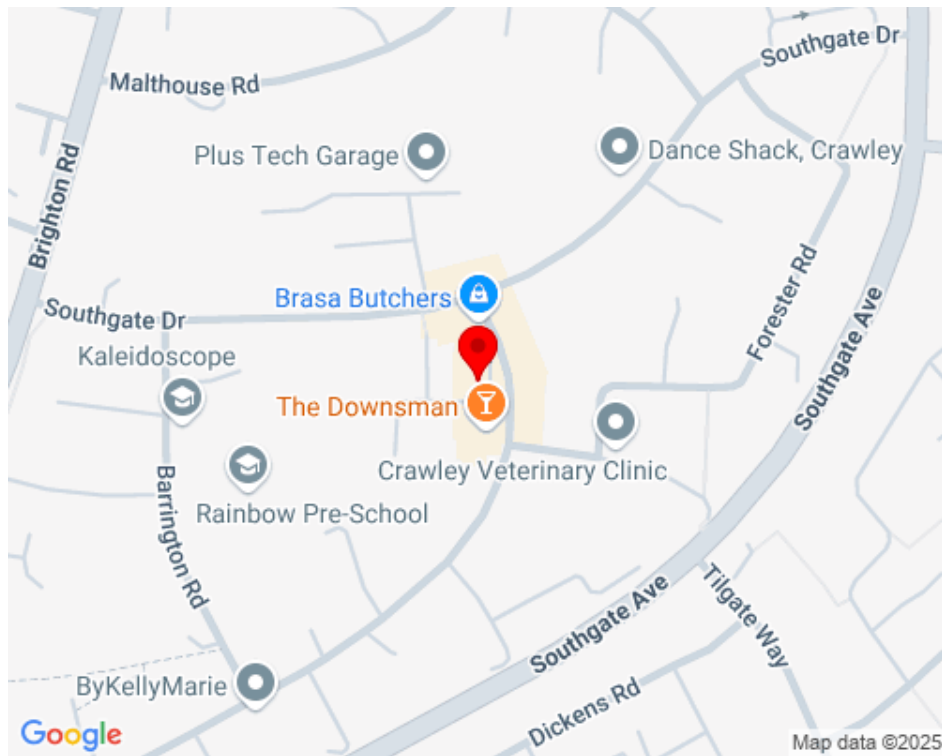
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10 Southgate Parade, Crawley, West Sussex RH10 6ER

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](http://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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