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PROPERTY PEOPLE

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107 High Street, Crawley, West Sussex RH10 1DD
TO LET: GROUND FLOOR TOWN CENTRE BAR/RESTAURANT - 3,125 SQ FT (290.32 SQ M)

LOCATION

The property occupies a prominent main road town centre position, at the northern end of Crawley High Street opposite a Travelodge Hotel and large pay and display car park. Crawley Leisure Park where tenants include TGI Fridays, Nandos, Bella Italia, McDonalds, Cineworld and Hollywood Bowl is closeby.

The High Street provides a good mix of retail, restaurant, leisure, financial and professional service occupiers including various Public Houses, The George Hotel, Wildwood, Prezzo and a variety of other restaurants.

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 118,000, extending to over 160,000 persons within a 10kms radius.

Description

A prominent bar/restaurant with outside space. The ground floor is fitted as a predominantly open plan restaurant with bar at the front and commercial kitchen, with extraction, to the rear. There is an outside area designated as a smoking area but could be utilised for alternative uses. The premises is finished to a high standard throughout.

Key Features

- Considered suitable for a variety of alternative uses (STC)
- 3,125 sq ft (290.32 sq m)

Accommodation

The gross internal area is 3,125 sq ft (290.32 sq m)

Terms

New full repairing and insuring lease.

Rent

£45,000 per annum exclusive

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 - 33

Business Rates

Ground Floor

Rateable Value: £47,500

Rates Payable: £23,702.50 (2025/26)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or 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 proposed purchaser 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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