

17 Brighton Road, Crawley West Sussex RH10 6AE

Telephone: 01293 40 10 40

To Let: Prominent High Street Retail Unit (A1/A2) use

4 Grand Parade High Street, Crawley, RH10 1BU



A ground floor lock-up shop centrally situated in the heart of Crawley High Street, opposite the Broadwalk which leads to Queens Square.

KEY FEATURES

- Prime High Street location
- Considered suitable for a variety of uses (STP)
- Rear parking
- 670 sq ft

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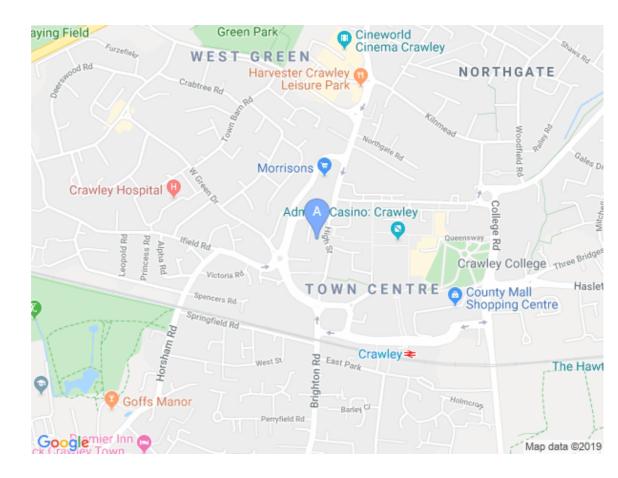
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LOCATION

The property is situated in a prominent trading position on the west side of Grand Parade, within main central section of the High Street.

Nearby occupiers include Cubitt & West, Leaders, Barclays Bank, KFC, Ask, Prezzo, Pizza Express and a variety of other bars and restaurants.

The property is close to Queens Square, The Martlets and County Mall Shopping Centre and Crawley has a current residential population of approximately 100,000 persons extending to approximately 161,000 persons within a 10kms radius.







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Shop

PROPERTY DETAILS Ground Floor

670 sq ft

(62.25 m2)

To Let: £28,000 pa

ACCOMMODATION

The net internal area is approximately 670 sq ft (62.28 m2).

The three bedroomed maisionette above could be available for rent on terms to

be agreed. Further information on application.

AMENITIES

• Central High Street location

Rear parking

Suitable for a variety of uses

RENT

£28,000 per annum exclusive

LEASE

The premises are available to rent by way of a new full repairing and insuring lease

for a term to be agreed.

PLANNING

It is understood that the premises have planning consent for A1 (Retail) and A2 (Financial & Professional Services) uses and therefore A3 (Restaurant & Cafes) use is

available subject to Prior Approval.

Rating E-118 - click here to download EPC

BUSINESS RATES

Rateable Value: £30.000

Rates Payable: £14,730 (2019/20)

Interested parties are advised to contact Crawley Borough Council on 01293

438615 or www.crawley.gov.uk to verify this information.

VAT

EPC

VAT is not applicable.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING ARRANGEMENTS Strictly via prior appointment through sole Agents Graves Jenkins

CONTACT



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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.





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