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jenkins**
PROPERTY PEOPLE

Crawley Office

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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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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PROPERTY DETAILS	Ground Floor Shop	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 maisonette above could be available for rent on terms to be agreed. Further information on application.			
AMENITIES	<ul style="list-style-type: none">• 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.			
EPC	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	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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