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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**Under Offer: Town Centre Lock-up Retail Unit**

2 Church Walk, Crawley, RH10 1HH



Ground floor lock-up retail unit located within the popular Church Walk thoroughfare linking the High Street and Queens Square. The premises benefit from display windows, security shutters and a suspended ceiling.

**KEY FEATURES**

- New lease available - no premium
- Popular pedestrian thoroughfare in town centre
- Immediately available
- Close proximity of County Mall and railway station
- 243 sq ft

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#### LOCATION

The premises are situated in Church Walk, just off the High Street, giving pedestrian access to Crawley's extensive shopping facilities at County Mall Shopping Centre and Queens Square. Rail and bus stations are within 300 ms.

The High Street provides a good mix of retail, restaurant, leisure and financial professional service occupiers. Crawley is located approximately 49 kms (30 miles) south of London, accessed via Junction 10 of the M23 motorway. Gatwick Airport is located within 6 kms (3.5 miles) to the north.

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 106,000, extending to over 160,000 persons within a 10kms radius.

[Location Plan - click here to download](#)



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PROPERTY DETAILS	Shop Unit	243 sq ft	(22.58 m2)	<b>To Let: £12,500 pa</b>
ACCOMMODATION	The net internal floor area, measured in accordance with the RICS Code of Measuring Practice is calculated as follows:-  <i>Sales Area: 196 sq ft (18.25 m2)</i> <i>Ancillary: 47 sq ft (4.40 m2)</i> <i>Cloakroom</i> <b>Total: 243 sq ft (22.65 m2)</b>			
RENT	<b>£12,500 per annum</b>			
LEASE	A new effectively full repairing and insuring lease is available on terms to be agreed.			
SERVICES	Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any interested party satisfies themselves in this regard.			
EPC	<a href="#">Rating C-74 - click here to download</a>			
BUSINESS RATES	Rateable Value: £6,500 Rates Payable: £3,243.50 (2021/22)  Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.			
VAT	VAT is not applicable.			
LEGAL FEES	Each party to bear 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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