



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Prime town centre retail unit

1 - 3 Queens Square, Crawley, RH10 1DY



A retail unit situated in a prominent trading location on the corner of Queens Square and The Broadway with substantial frontages to both.

KEY FEATURES

- Prime town centre corner location
- Extensive return frontage
- Suitable for variety of uses (STPC)
- New lease - No premium
- 2750 sq ft

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LOCATION

The premises are prominently located on the corner of The Broadway and the north side of Queens Square. Nearby occupiers include Wilko, Starbucks, Tapi Carpets, Brighthouse, Costa, Decathlon, Savers and Metro Bank.

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.




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PROPERTY DETAILS	Ground Floor Shop	2750 sq ft	(255.48 m2)	To Let: £90,000 pa
DESCRIPTION	The premises comprise a ground floor retail unit with extensive glazed shop frontage to Queens Square and equally extensive return frontage to The Broadway.			
ACCOMMODATION	The premises are subject to minor proposed internal alteration which on completion will provide an approximate net internal floor area of 2,750 sq ft (225.5 m2). The floor area will be subject to verification on completion of the works. (Further information on application).			
RENT	£90,000 per annum exclusive			
LEASE	A new effectively full repairing and insuring lease for a term of years to be agreed.			
AMENITIES	<ul style="list-style-type: none">• Excellent prominent corner location• Extensive return frontage• Internal electric security shutters• Busy trading location			
USE	A1 Retail. The premises are considered suitable for various alternative uses including A2 and A3, subject to all necessary consents.			
BUSINESS RATES	Rateable Value: £87,000 Rates Payable: £42,891 (2018/19) Interested parties are advised to contact Crawley Borough Council on 01293 438615 to verify this information.			
VAT	VAT will be chargeable.			
LEGAL FEES	Each party to bear their own legal costs incurred in this transaction.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Joint Agents Graves Jenkins 01293 401040 and Jarvis Keller & Stephens 020 7251 9226			
CONTACT		David Bessant MRICS bessant@gravesjenkins.com		

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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