



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

## To Let: Town Centre Retail Unit

15 Queensway, Crawley, RH10 1EE



Ground floor lock-up shop unit in newly upgrade pedestrianised Queensway opposite Decathlon and just off Queens Square. Other nearby retailers include Marks & Spencer, Thomas Cook, Superdrug, Greggs Bakery, New Look, Bonmarché, Sainsbury's and Argos.

### KEY FEATURES

- Prominent trading position
- Considered suitable for alternative uses (STPC)
- New lease - No premium
- 2486 sq ft

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#### LOCATION

The property occupies an excellent trading position opposite Decathlon and close to Queens Square and County Mall Shopping Centre. Public car parks are close by and the bus and railway stations are within 400ms.

Queens Square has recently benefitted from the completion of a £3.2m refurbishment and similar improvements to Queensway are almost complete. Nearby occupiers include Marks & Spencer, Sainsbury's, New Look, Bonmarche and Greggs.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant 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	Whole Unit	2486 sq ft	(230.96 m <sup>2</sup> )	<b>To Let: £50,000 pa</b>
ACCOMMODATION	The principle dimensions and net internal floor areas, measured in accordance with the RICS Code of Measuring Practice, are as follows:-  <i>Ground Floor: 1,467 sq ft (136.31 m<sup>2</sup>)</i> <i>First Floor: 388 sq ft (36.05 m<sup>2</sup>)</i> <i>Second Floor 631 sq ft (58.64 m<sup>2</sup>)</i> <b>Total: 2,486 sq ft (231.00 m<sup>2</sup>)</b>			
LEASE	Available on a new full repairing and insuring lease on terms to be agreed.			
RENT	<b>£50,000 per annum exclusive</b>			
EPC	<a href="#">Rating D-95 - click here to download</a>			
BUSINESS RATES	Rateable Value: £34,500 Rates Payable: £16,939.50 (2019/20)  Interested parties are advised to contact Crawley Borough Council on 01293 438615 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.			
VAT	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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