

# On the Instruction of Barclays Bank

## LEASEHOLD INTEREST

### CRAWLEY, 192 Three Bridges Road, RH10 1LJ



- Former Bank premises
- Consent for various uses
- Flexible lease terms available

#### EPC

An EPC can be made available upon request.

#### Viewing

By appointment via this office:

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#### Location

Crawley lies approximately 2 miles from J10 of the M23 between London and Brighton, with Gatwick Airport close by. The subject property is situated to the east of Crawley town centre, on Three Bridges Road, close to its junction with Haslett Avenue East and Three Bridges mainline rail station.

#### Description

The bank comprises a ground floor banking hall, two meeting rooms, strong room and WC whilst on the first floor there is a staff area, storage space and an office.

#### Accommodation

Ground Floor	89 sq m	955 sq ft
First Floor	26 sq m	276 sq ft
<b>Total</b>	<b>115 sq m</b>	<b>1,231 sq ft</b>

#### Tenure

The property is held on an existing FRI lease due to expire 27/03/2027 at a passing rent of **£20,300** per annum exclusive, with a break option scheduled for 28/03/2022 and a rent review scheduled 29/09/2021. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

#### Consideration

Offers accepted on the basis of assignment or sub-lease at the passing rent of £20,300 pa.

#### Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £22,750 and the rates payable are £10,601.5per annum. The UBR for 2017/2018 is **46.6p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale.

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