



**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

12 Queensway, Crawley, West Sussex RH10 1EJ



Ground floor lock-up shop unit with ancillary storage on upper floors, prominently situated in pedestrianised Queensway (currently subject to significant public space regeneration and improvements along with Queens Square) opposite Mark & Spencer. Other nearby retailers include Decathlon, Thomas Cook, Superdrug, Greggs Bakery, Bonmarché, Sony and Sainsbury's.

KEY FEATURES

- Considered suitable for alternative uses (STPC)
- Prominent trading position
- Opposite Marks & Spencer
- Queensway regeneration underway
- 2688 sq ft

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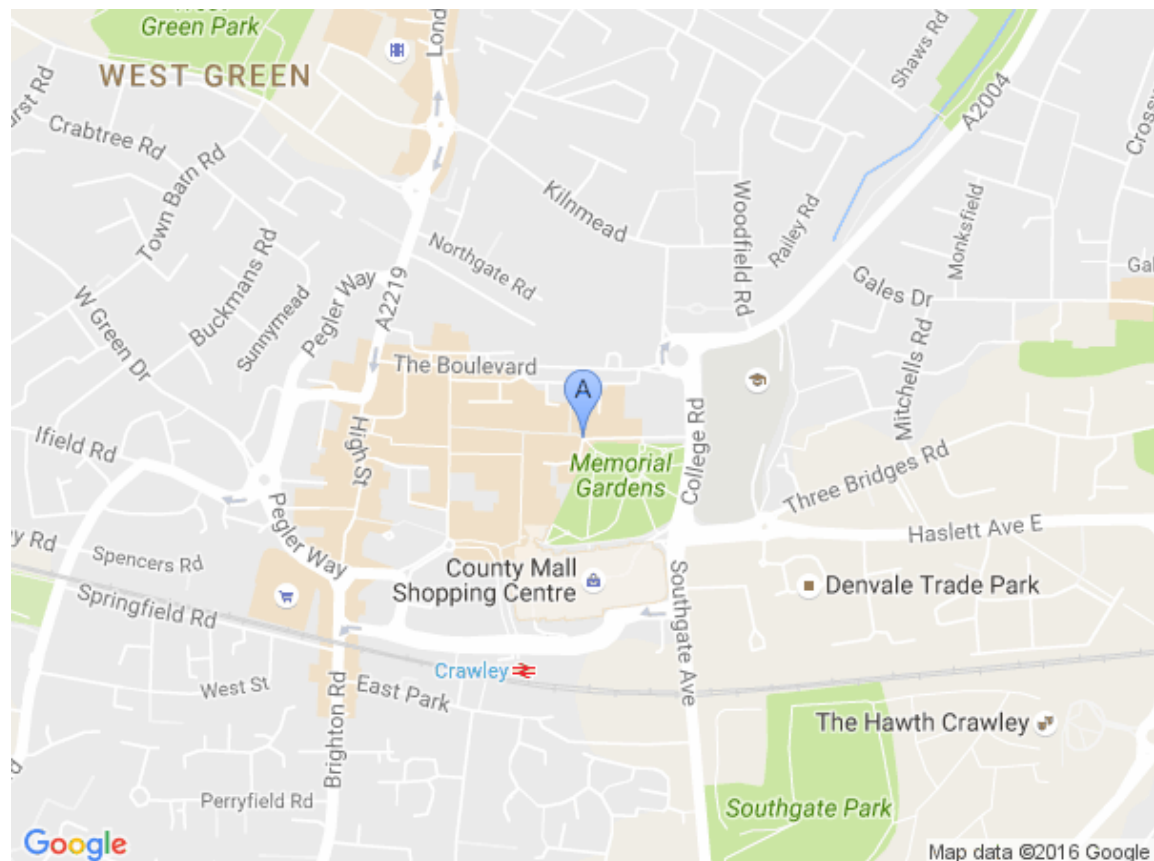
12 Queensway, Crawley, West Sussex RH10 1EJ

LOCATION

The property occupies an excellent trading position opposite Marks & Spencer 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.



Crawley is the county town and commercial centre of West Sussex, located approximately 21 miles (34kms) north of Brighton, 27 miles (44kms) south east of Guildford and 31 miles (50kms) south of Central London.

Crawley has a current residential population of approximately 100,000 persons extending to 161,000 persons within a 10km radius.





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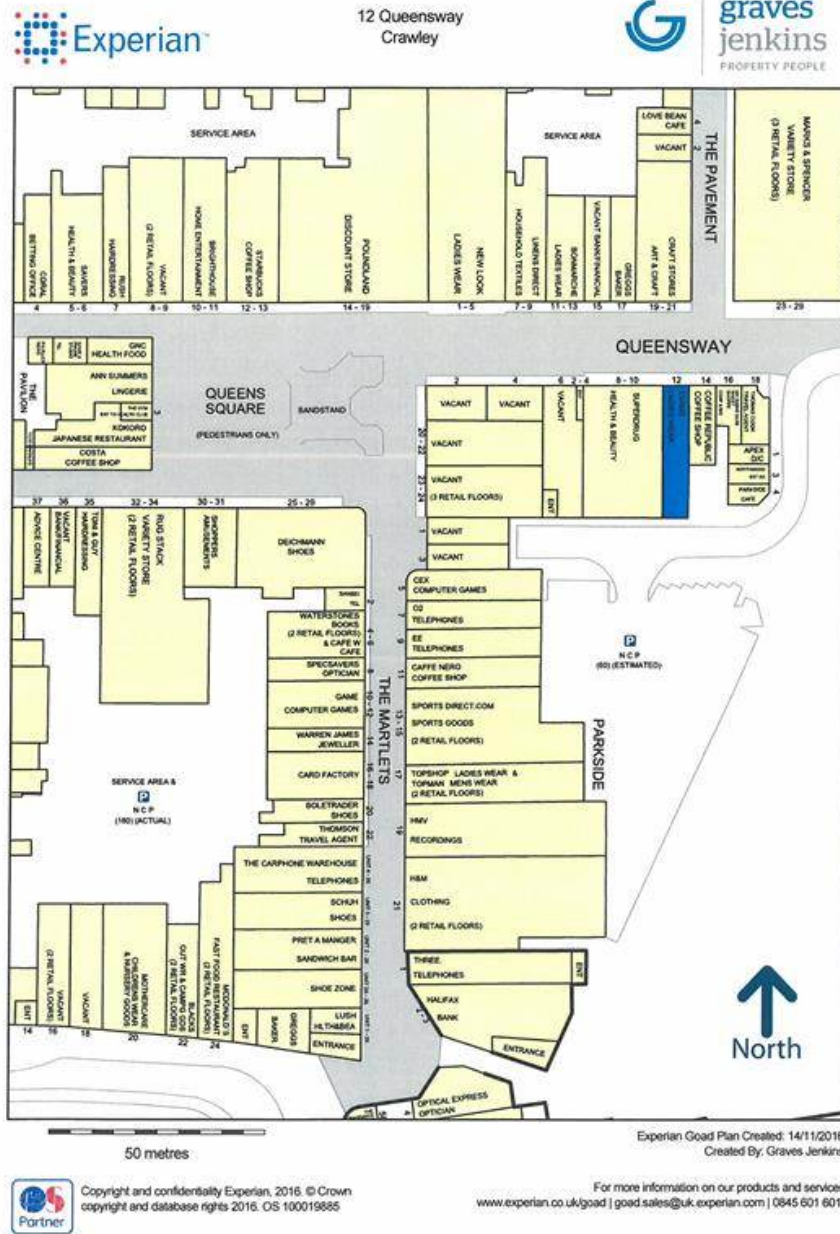
PROPERTY DETAILS	Ground flr shop	2688 sq ft	(249.72 m2)	To Let: £48,500 pa
ACCOMMODATION	We are advised that principle dimensions and net internal floor areas, measured in accordance with the RICS Code of Measuring Practice, are as follows:- <i>Internal Width (max): 18'9" (5.72m)</i> <i>Built Depth: 100ft (30.49m)</i> <i>Sales Area: 1,725 sq ft (160.25 m2)</i> <i>First floor storage: 540 sq ft (50.17 m2)</i> <i>Second floor storage: 423 sq ft (39.30 m2)</i> Total: 2,688 sq ft (249.72 m2)			
TERMS	Available on a new full repairing and insuring lease on terms to be agreed.			
RENT	£48,500 per annum exclusive.			
EPC	Rating D-89 - click here to download EPC			
BUSINESS RATES	Rateable Value: £42,500 Rates Payable: £21,122.50.75 (2015/16) Interested parties are advised to contact Crawley Borough Council on 01293 438615 or www.crawley.gov.uk to verify this information.			
VAT	VAT will be applicable.			
LEGAL FEES	Each party to bear their own legal costs.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Sole Agents Graves Jenkins			
CONTACT		David Bessant MRICS bessant@gravesjenkins.com		
		Tom Neal BSc (Hons) MRICS neal@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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PLANS





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