



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**To Let - No premium: Town Centre Retail Unit (A1, A2 & A3 uses)**

14 Queensway, Crawley, RH10 1EJ



Ground floor lock-up shop unit with ancillary storage and service yard/car park in pedestrianised Queensway opposite Mark & Spencer. Other nearby retailers include Thomas Cook, Superdrug, Greggs Bakery, Bonmarché, New Look, Sainsbury's and Argos.

#### KEY FEATURES

- A3 Use
- Considered suitable for alternative uses (STPC)
- Prominent trading position
- Opposite Marks & Spencer
- 1223 sq ft

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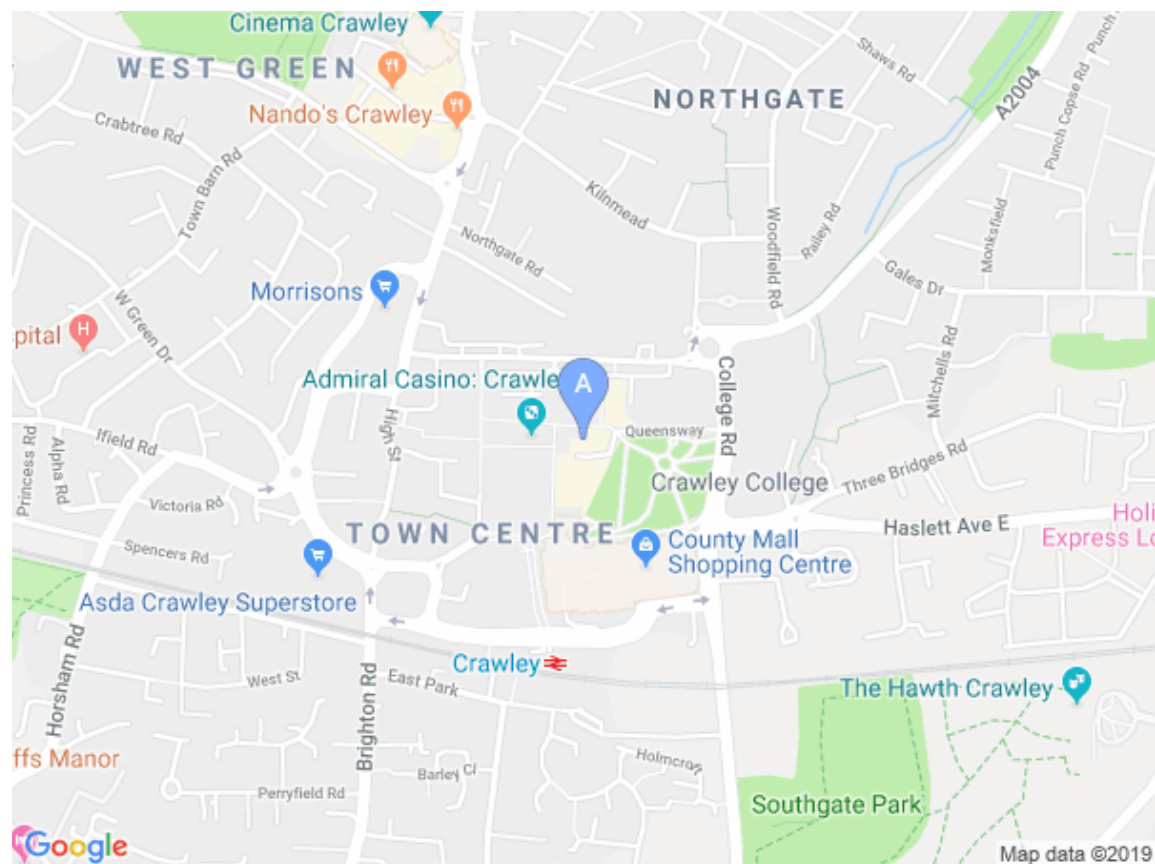
14 Queensway, Crawley, RH10 1EJ

#### 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.



Queens Square has recently benefited from the completion of a £3.2m refurbishment of the public realm and similar improvements to Queensway are almost complete.

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.





14 Queensway, Crawley, RH10 1EJ

|                      |   |   |             |                           |
|----------------------|---|---|-------------|---------------------------|
| PROPERTY DETAILS     | Ground Flr Shop   | 1223 sq ft  | (113.62 m2) | <b>To Let: £36,800 pa</b> |
| ACCOMMODATION        | The principle dimensions and net internal floor areas, measured in accordance with the RICS Code of Measuring Practice, are as follows:-<br><br><i>Net Frontage: 14'3" (4.34ms)</i><br><i>Net Internal Width (max): 18'9" (5.72ms)</i><br><i>Shop Depth: 60 sq ft (18.30ms)</i><br><i>Sales Area: 1,057 sq ft (98.20 m2)</i><br><i>Ancillary/Storage: 166 sq ft (15.42 m2)</i><br><b>Total: 1,223 sq ft (113.62 m2)</b> |   |             |                           |
| TERMS                | Available on a new full repairing and insuring lease on terms to be agreed.   |   |             |                           |
| RENT                 | <b>£36,800 per annum exclusive</b>  |   |             |                           |
| EPC                  | <a href="#">Rating D-82 - click to download EPC</a>   |   |             |                           |
| BUSINESS RATES       | Rateable Value: £26,750<br>Rates Payable: £13,134.25 (2019/20)<br><br>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                  | VAT will be payable on the terms quoted.  |   |             |                           |
| 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<br><a href="mailto:bessant@gravesjenkins.com">bessant@gravesjenkins.com</a> |             |                           |
|                      |    | Dominic Ryan<br><a href="mailto:ryan@gravesjenkins.com">ryan@gravesjenkins.com</a>              |             |                           |

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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