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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Prominent High Street Retail Unit (A1/A2 use)

2 Grand Parade, High Street, Crawley, RH10 1BU



Prominent ground floor lock-up shop, newly refurbished internally and fitted with modern aluminium shop front. Situated in the heart of Crawley High Street, opposite the Broadwalk which leads to Queens Square.

KEY FEATURES

- New lease - no premium
- Prime High Street location
- Newly refurbished throughout
- Suitable for a variety of uses (subject to all necessary consents)
- 1090 sq ft

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LOCATION

The property is situated in a prominent trading position on the west side of Grand Parade, within the central section of the High Street. Nearby occupiers including Cubitt & West, Leaders, Barclays Bank, KFC, Ask, Prezzo, Pizza Express and a variety of bars, restaurants and other retail occupiers. The property is close to Queens Square, the Pavilion retail development and County Mall Shopping Centre.

The property is opposite the Broadway which leads through to Queens Square, The Martlets and County Mall Shopping Centre.

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	1090 sq ft	(101.26 m2)	To Let: £28,000 pa
DESCRIPTION	The premises comprise a ground floor lock-up shop unit, recently refurbished throughout.			
ACCOMMODATION	The approximate net internal area is as follows: Sales Area: 560 sq ft (52.06 m2) Mid Office (sales): 255 sq ft (23.71 m2) Rear Office: 155 sq ft (14.46 m2) Kitchen: 120 sq ft (11.15 m2) W.C. x2: Total: 1,090 sq ft (101.38 m2)			
AMENITIES	<ul style="list-style-type: none">• Modern aluminium shop front• Interior redecorated & new kitchen• New suspended ceiling and modern lighting• Rear office/store room• New flooring throughout• W.C. facilities			
RENT	£28,000 per annum exclusive			
LEASE	The premises are available to rent by way of a new effectively full repairing and insuring sub-lease for a term to be agreed up to 30 September 2024 .			
PLANNING	It is understood that the premises have planning consent for A1 (Retail) and A2 (Financial & Professional Services) uses and therefore A3 (Restaurant & Cafes) use is available subject to Prior Approval. Further information on application.			
EPC	Rating G-176 - click to download EPC			
BUSINESS RATES	Rateable Value: £31,750 Rates Payable: £15,589.25 (2019/20) Interested parties are advised to contact Crawley Borough Council on 01293 438615 or www.crawley.gov.uk to verify this information.			
VAT	VAT will not be chargeable.			
LEGAL FEES	Each party to be responsible for their own legal costs.			
VIEWING ARRANGEMENTS	Via prior appointment through Sole Agents Graves Jenkins 01293 401040			



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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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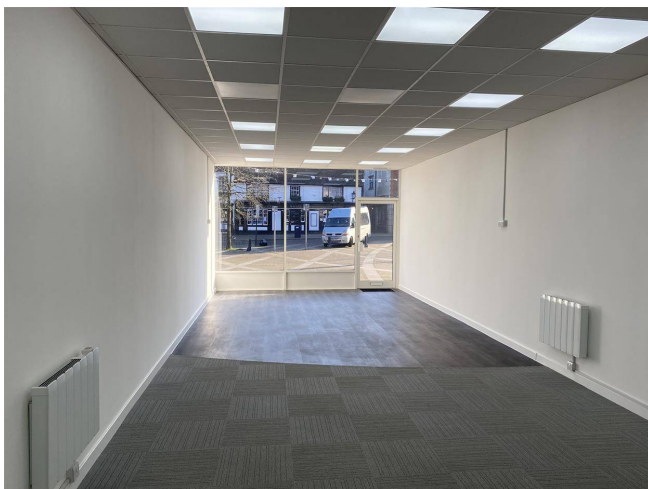
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