



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**To Let: Prime Ground Floor Retail Unit (A1/A2 use)**

50 High Street, Crawley, RH10 1BT



The property was formerly occupied by RBS Bank and is set on a prominent corner location on the High Street within the predominant bar and restaurant district of the town. Local operators include Wildwood, Octopus Cocktail Bar, Ask, Prezzo and Turtle Bay. Consideration will be given to proposals for alternative uses subject to all necessary consent.

**KEY FEATURES**

- New lease - no premium
- Prime High Street location
- Considered suitable for A3 use & other uses (STP)
- 1855 sq ft

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#### LOCATION

The property is situated on the western side of Crawley High Street towards the southern end and occupies a prominent corner position with Ifield Road. Nearby occupiers include mainly local retailers, a variety of estate agents/letting agents, bars and restaurants, including Wildwood, ASK, Prezzo, Cubbit & West, Barclays Bank and the George Hotel.

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. Gatwick Airport, the second busiest airport in the UK, is located within easy reach just to the north of Crawley.



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PROPERTY DETAILS	Ground Floor	1855 sq ft	(172.34 m2)	To Let: <b>£52,000 pa</b>
ACCOMMODATION	The gross internal floor area is approximately <b>1,855 sq ft (172.3 m2)</b> .			
LEASE	A new full repairing and insuring lease is available on other terms to be agreed.			
RENT	<b>£52,000 per annum exclusive</b>			
PLANNING	It is understood that the premises benefit from planning consent for A2 (Financial & Professional Services) use and therefore A1 (Retail) use could be available subject to Prior Approval. Our client will also consider proposals for alternative uses, such as A3 (Restaurants & Cafes) subject to all necessary consents.			
EPC	<a href="#">Rating D-92 - click here to download EPC</a>			
FLOOR PLAN	<a href="#">Floor Plan - click here to download</a>			
BUSINESS RATES	Due to the proposed internal re-configuration and alterations to the rear of the building the current assessment (Rateable Value £66,000) will be subject to alteration. Further details on application.			
VAT	VAT may be applicable (to be confirmed).			
LEGAL FEES	The incoming tenant is to pay the landlord's reasonable incurred legal costs.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through sole Agents Graves Jenkins			
CONTACT				



David Bessant MRICS  
[bessant@gravesjenkins.com](mailto:bessant@gravesjenkins.com)



Dominic Ryan  
[ryan@gravesjenkins.com](mailto:ryan@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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