



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Fully fitted hairdressing/beauty salon

18 London Road, Crawley, RH10 8JQ



A prominently located detached ground floor retail unit currently fitted and occupied as a hairdressing and beauty salon benefitting from shared off road customer parking to the rear. The property is situated on the main London Road just to the north of Crawley town centre, opposite the London Road Retail Park and close to Crawley Leisure Park.

KEY FEATURES

- Established & fully fitted hairdressing/beauty salon
- Prominent location with on-site customer parking
- Considered suitable for a variety of uses (STNC)
- 730 sq ft

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LOCATION

The property is located on the east side of London Road (A2219) opposite London Road Retail Park comprising B&Q, Matalan and Carpetright and a short distance from Crawley Leisure Park.

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 Retail Unit	730 sq ft (67.82 m2)	£POA
DESCRIPTION	A ground floor lock-up retail unit fully fitted as a hairdressing salon (see list of main fixtures & fittings) with shared on-site customer car parking to the rear of the premises.		
ACCOMMODATION	<p>The approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice, is as follows:</p> <p>Main salon/sales: 566 sq ft (52.58 m2) Treatment room: 63 sq ft (5.85 m2) Treatment room: 61 sq ft (5.67 m2) Kitchen: 40 sq ft (3.72 m2) Cloakroom Total: 730 sq ft (67.8 m2)</p>		
AMENITIES	<ul style="list-style-type: none">• Fully fitted for use• Reception• Waiting area• Air conditioning• Gas fired central heating• 2 beauty treatment rooms• LED lighting• 9 styling/cutting positions• 2 back wash units• On-site parking - strictly customers only		
TENURE	Leasehold		
RENT	Rent on Application.		
LEASE	Available on a new effectively full repairing & insuring lease on terms to be agreed. Details on application.		
PREMIUM	Premium offers are invited for the benefit of the fixtures and fittings. Alternatively fixtures and fittings could be available if required on a rentalised basis to be agreed. Further information on application.		
BUSINESS RATES	<p>Rateable Value: £8,700 Rates Payable: £4,341.30 (2021/22)</p> <p>Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.</p>		



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VAT

TBC

LEGAL FEES

Each party to bear their own legal costs involved in the transaction.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Agents Graves Jenkins

CONTACT



David Bessant MRICS
bessant@graves-jenkins.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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