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jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**To Let: Town Centre Retail Unit (A1, A2 & A3 uses)**

14 Queensway, Crawley, West Sussex RH10 1EJ



**CONFIDENTIALLY AVAILABLE - STAFF UNAWARE**

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, Evans, Superdrug, Greggs Bakery, Bonmarché, Sony and Sainsbury's.

**KEY FEATURES**

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

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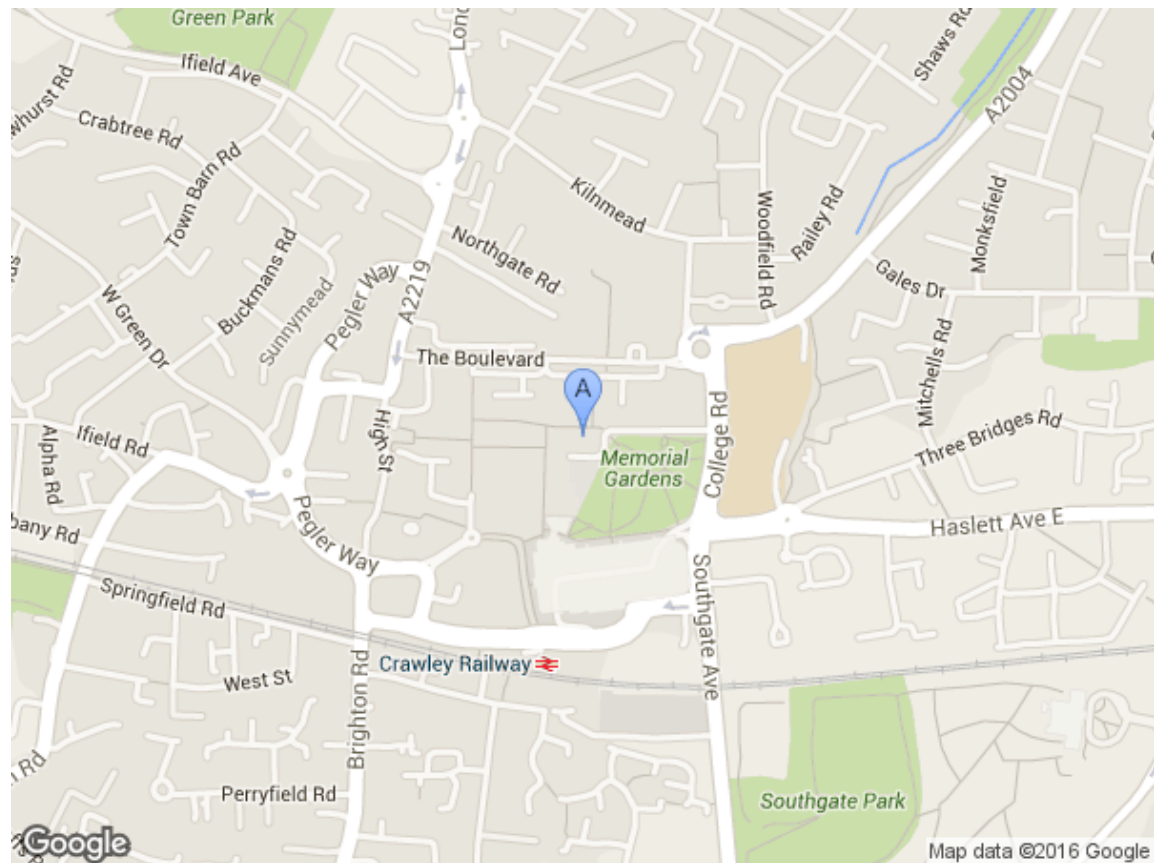
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#### LOCATION

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 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	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:-  <i>Net Frontage: 14'3" (4.34ms)</i> <i>Net Internal Width (max): 18'9" (5.72ms)</i> <i>Shop Depth: 60 sq ft (18.30ms)</i> <i>Sales Area: 1,057 sq ft (98.20 m2)</i> <i>Ancillary/Storage: 166 sq ft (15.42 m2)</i> <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: £40,750 Rates Payable: £20,089.75 (2015/16)  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	Staff are unaware and therefore any inspections should be strictly via prior appointment through Sole Agents Graves Jenkins			
CONTACT		David Bessant MRICS <a href="mailto:bessant@gravesjenkins.com">bessant@gravesjenkins.com</a>		
		Tom Neal Bsc Hons <a href="mailto:neal@gravesjenkins.com">neal@gravesjenkins.com</a>		

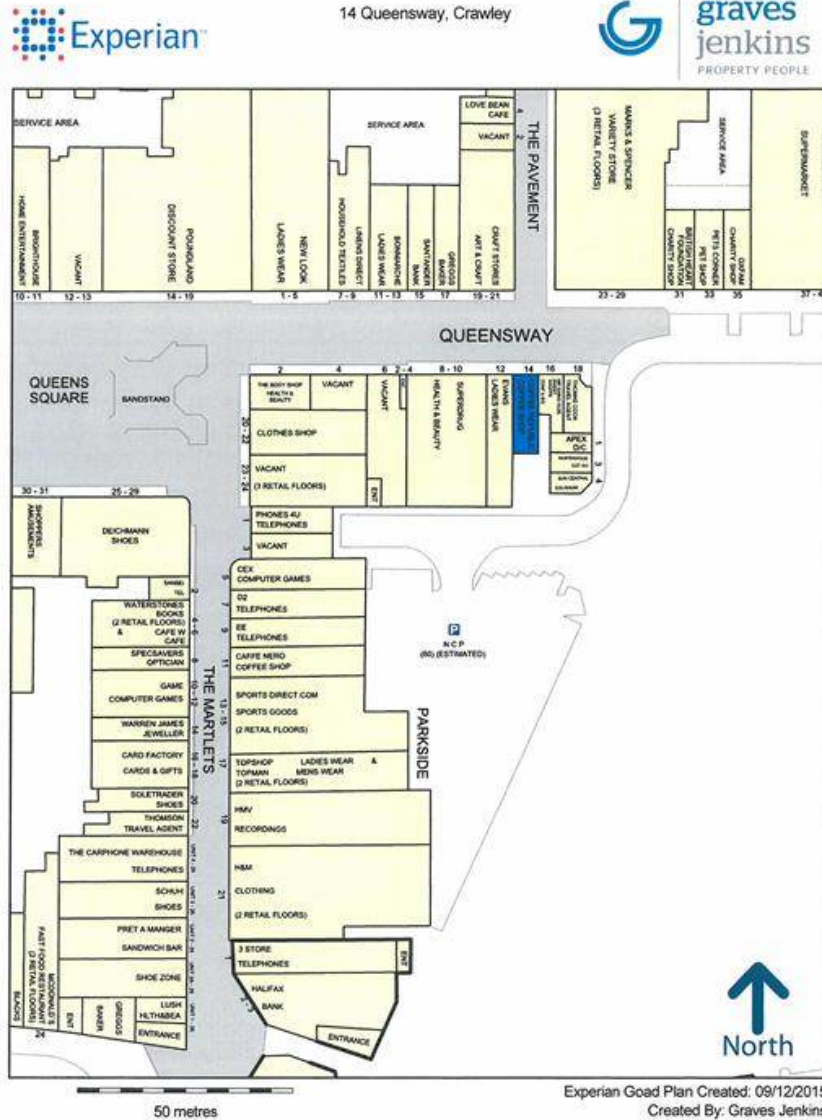
These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.





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PLANS



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