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PROPERTY PEOPLE

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11 - 13 Queensway, Crawley, RH10 1EB  
TOWN CENTRE RETAIL UNIT - 2,850 SQ FT (264.8 M2)

# LOCATION



The property occupies an excellent trading position opposite Decathlon 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 and Queensway have recently benefitted from the completion of extensive refurbishment to the public realm. Nearby occupiers include Marks & Spencer, New Look, Starbucks, Poundland, Decathlon and Greggs.

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.

## Description

A retail unit in newly upgrade pedestrianised Queensway, opposite Decathlon just off Queens Square and close to the Martletts and County Mall Shopping Centre. Other nearby retailers include Marks & Spencer, Superdrug, Greggs, New Look, Starbucks and Poundland.

## Key Features

- Prominent town centre trading position
- New lease - no premium
- Suitable for a variety of alternative uses (STPC)
- Immediately available

## Accommodation

The approximate net internal floor area, is approximately 2,850 sq ft (264.8 m2).

## Terms

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further information on application.

## Rent

£60,000 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Business Rates

Rateable Value: £66,500

Rates Payable: £34,048 (2021/22)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.





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[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE