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39 High Street, Crawley RH10 1BQ

TO LET: PROMINENT HIGH STREET OFFICES - 1,454 SQ FT (135.08 M2)



# LOCATION



The property is situated in a prominent position on Crawley High Street in an attractive setting close to St John's Church. Nearby occupiers include Sage Cafe, Crow Coffee, Astons and Fox & Sons together with a variety of restaurants and other retail uses.

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 10km radius.

## Description

A prominent end of terrace Grade II Listed office premises with frontage to High Street. The property is configured as ground floor offices/shop with rear kitchenette and further offices and cloakrooms to the upper floors.

## Accommodation

The approximate net internal floor areas are as follows:

Shop: 622 sq ft (57.79 m<sup>2</sup>)

First floor office: 497 sq ft (46.17 m<sup>2</sup>)

Second floor office: 335 sq ft (31.12 m<sup>2</sup>)

**Total: 1,454 sq ft (135.08 m<sup>2</sup>)**

## Amenities

- Flexible Class E accommodation suitable for a range of uses
- High Street frontage
- Attractive character features
- Ground floor separately available or as a whole
- Good quality office fit out
- WC facilities & kitchenette
- Available by way of a new lease

## Lease

The premises are available to rent by way of a new full repairing and insuring lease on terms to be agreed.

Property available as a whole or, alternatively, the ground floor unit can be let separately.

## Rent

£31,000 per annum exclusive - for whole property

£22,500 per annum exclusive - for ground floor shop

## Planning

It is understood that the premises have planning consent for Use Class E. Possible uses include retail, office, cafe and education/training amongst others.

## 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.

## EPC

Ground Floor - Rating B - 46

1st & 2nd Floors - Rating D - 97

## Business Rates

### Shop

2017 Rateable Value: £20,000

2017 Rates Payable: £9,980 (2022/23)

### **1st & 2nd Floor Offices**

2017 Rateable Value: £4,500

2017 Rates Payable: £2,245.50 (2022/23)

A new rating list is effective from 1 April 2023, with new Rateable Values, as follows:

### **Shop**

2023 Rateable Value: £22,000

2023 Rates Payable: £10,978 (2023/24)

### **1st & 2nd Floor Offices**

2023 Rateable Value: £5,100

2023 Rates Payable: £2,544.90 (2023/24)

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 not be payable.

## **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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