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PROPERTY PEOPLE

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14 Springfield Road, Crawley RH11 8AD

TO LET: GROUND FLOOR RETAIL/BUSINESS PREMISES (E USE) - 372 SQ FT (34.56 M2)



# LOCATION



The property is located within a short distance from Brighton Road and the High Street. The town centre and County Mall shopping centre, bus and railway stations are all within a short walking distance. Crawley benefits from good road and rail communications with frequent rail services to London and the south coast.

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 10km radius.

## Description

Ground floor office/retail premises with front sales/reception area and rear office, store and cloakroom accommodation. Located just off Brighton Road and the High Street and within a short walk of Crawley railway station and town centre.

## Key Features

- Flexible Lease Terms available
- Close to town centre and railway station
- Shop front and sales area
- Suitable for variety of uses (STP)

## Accommodation

The net internal floor area, measured in accordance with the RICS Code of Measuring Practice is calculated as follows:

Sales/Reception Area: 208 sq ft (19.32m<sup>2</sup>)

Rear Office/Treatment Room: 164 sq ft (15.24m<sup>2</sup>)

Cloakroom with WC

**Total: 372 sq ft (34.56 m<sup>2</sup>)**

## Lease

Available on a new lease on terms to be agreed.

## Rent

£10,000 per annum exclusive

## Planning

We believe the premises benefit from Class E of the Use Classes Order 2020.

## 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

Rating D - 99

## Business Rates

Rateable Value: £4,400

Rates Payable: £2,195.60 (2023/24)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on 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.





GET IN TOUCH  
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