



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



Unit 2, 6-14 High Street, Crawley, West Sussex RH10 1BN
TO LET: PROMINENT TOWN CENTRE RESTAURANT/RETAIL UNIT - CLASS E - 1,780 SQ FT (165.4 SQ M)

LOCATION



The property is situated in a prominent location on Pegler Way, towards the southern end of the High Street, within the predominant bar and restaurant district of the town, close to an Asda Superstore and McDonalds.

Other nearby occupiers include Arasi Indian Restaurant, Wildwood, Prezzo, Mo Lin Chinese Restaurant, Taj Mahal Indian Restaurant, Da Nico Italian Restaurant and The George Hotel, Octopus and The Hive Cocktail Bar .

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.

Description

The premises comprise a ground floor lock up retail/restaurant unit, previously occupied as a Thai restaurant (Siam Signature - recently awarded the best Thai restaurant in West Sussex) providing approximately 60 covers with ancillary accommodation.

Key Features

- Prominent High Street location
- Close to town centre amenities
- Ladies, Gents & Disabled WCs
- One designated car parking space
- Air conditioning

Accommodation

The gross internal floor area is approximately **1,780 sq ft (165.4 sq m)**. The unit benefits from an extensive frontage of 72ft (21.95m).

Lease

The premises are available by way of a new FR&I lease. Further information on application.

Rent

Price on Application

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

To be provided.

Business Rates

Rateable Value: £46,750

Rates Payable: £23,328.25 (2024/25)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or 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

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



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