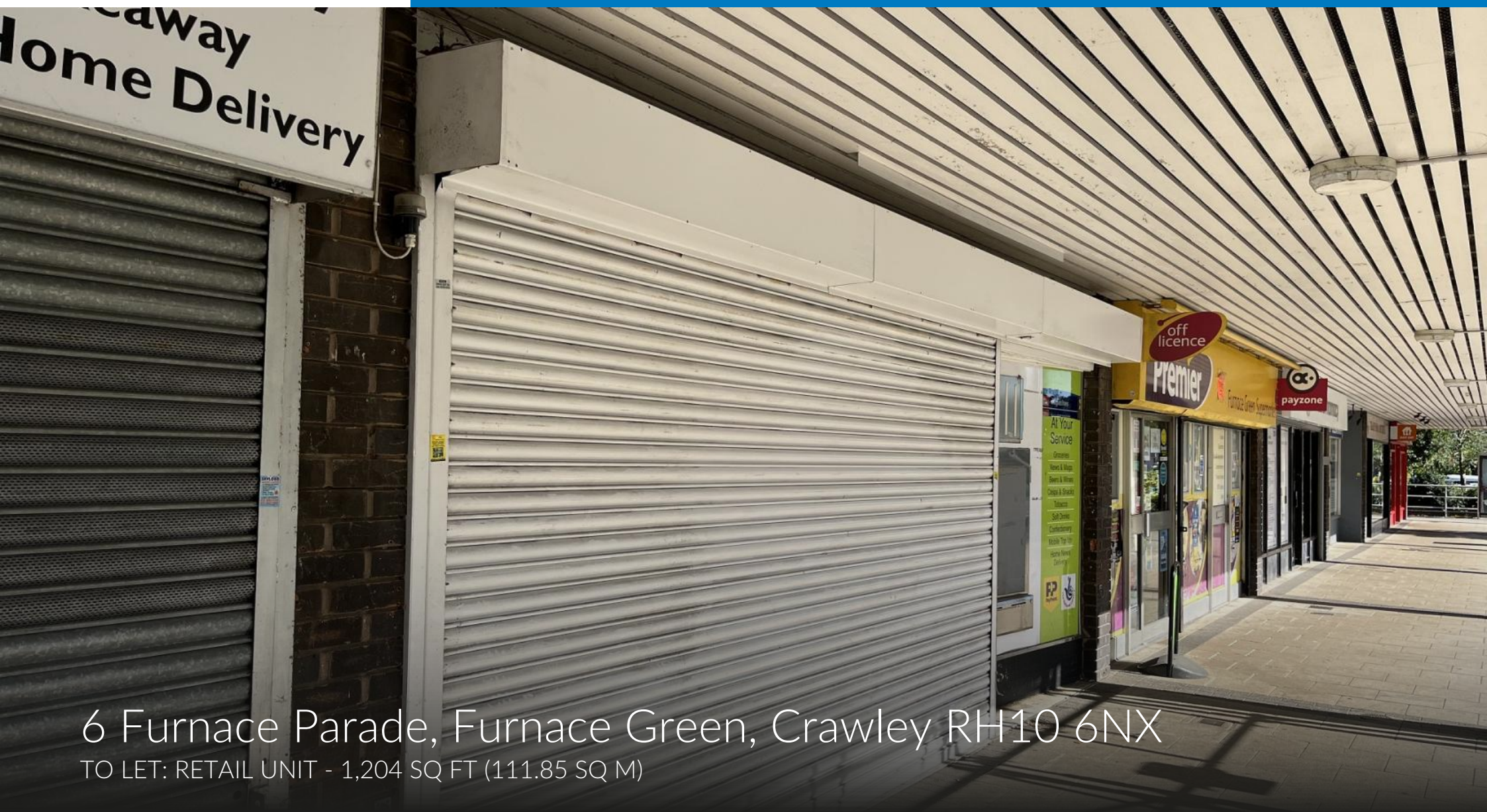




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PROPERTY PEOPLE

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6 Furnace Parade, Furnace Green, Crawley RH10 6NX

TO LET: RETAIL UNIT - 1,204 SQ FT (111.85 SQ M)

# LOCATION



The property is located in a popular neighbourhood parade within the predominantly residential area of Furnace Green, approximately half a mile from Crawley town centre. The parade is located just off Weald Drive, which provides a link to the A2220 and Three Bridges railway station.

The parade comprises 11 shops let to a good mix of multiple and local retailers and the Charcoal Public House. Access to the rear of the premises is gained from Furnace Place.

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 property comprises a mid-terrace lock-up retail unit situated in a popular neighbourhood parade in Furnace Green, to the south east of Crawley town centre and adjacent to a free public car park.

### On the instructions of Crawley Borough Council

## Key Features

- Immediately available
- New lease
- Considered suitable for a variety of uses (STPC)
- Busy neighbourhood shopping parade

## Accommodation

The property provides the following approximate dimensions & net internal floor areas:

Internal width: 20'3" (6.17 sq m)

Internal depth: 58'9" (17.90 sq m)

Sales area: 1,204 sq ft (111.85 sq m)

Separate male & female WCs

Single garage

**TOTAL: 1,204 sq ft (111.85 sq m)**

## Use

The premises benefit from Class 'E' (Commercial, Business and Services) and therefore can be used for a variety of uses, subject to

landlord's consent to specific use. **N.B.** Only uses not already represented on the parade are likely to be considered favourably.

The premises are considered suitable for a variety of uses, subject to planning and all other consents.

Any use requiring a change of use application should be pursued separately with the Planning Department of Crawley Borough Council.

## Rent

Open to offer by Informal Tender. Rent will be payable quarterly in advance on the usual quarter days by Direct Debit.

## Tender

To be submitted on the attached form and posted/delivered to Graves Jenkins to arrive no later than **noon on Friday 29 September 2023.**

Following submission of a tender form, applicants may be required to provide references, a 12 month cash flow forecast and a business plan. The successful tenderer will be required to enter into a new lease within six weeks or to submit the necessary planning application within two weeks of his/her tender being accepted by the Council.

Tender Form [click here to download](#)

## Lease

A new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed terms and conditions).

## Rent Deposit

A 6 month rent deposit will be required by the Landlord.

## 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 C - 65

## Business Rates

Rateable Value: £15,250

Rates Payable: £7,609.75 (202/25)

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

For viewing times to be arranged through sole Agents Graves Jenkins.











GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



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