



graves
jenkins
PROPERTY PEOPLE

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



21 Tilgate Parade, Tilgate, Crawley RH10 5EQ

TO LET: DETACHED LOCK-UP RETAIL UNIT 540 SQ FT (50.17 SQ M)

LOCATION



The property is located in Tilgate Parade, a busy neighbourhood shopping parade comprising 20 retail units and a Public House situated approximately 1.5 miles to the south of Crawley town centre. The parade provides a good mix of multiple, regional and local retailers including Co-op, Lloyds Pharmacy, Corals, Spar, Pizza Go Go, Cinnamon Indian restaurant and a variety of other uses.

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

A detached single storey lock-up shop with rear enclosed yard.

On the instructions of Crawley Borough Council

Key Features

- In popular neighbourhood parade
- New lease
- Forecourt area
- Small yard area

Accommodation

The principal dimensions and approximate floor area, measured on a net internal basis, are as follows:

Gross Frontage: 25'10" (7.90 ms)

Internal Width: 24'0" (7.30 ms)

Gross Depth: 24'0" (7.30 ms)

Sales Area: 540 sq ft (50.17 sq m)

Cloakroom

Use

The premises benefits from Class E use.

Rent

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

Rent Deposit

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

Tender

To be submitted on the attached form and posted/delivered to Graves Jenkins to arrive no later than **noon on Wednesday 6 December 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 & Credit Search 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).

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: £12,500

Rates Payable: £6,237.50 (2024/25)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

VAT will be applicable.

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



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



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