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PROPERTY PEOPLE

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6 - 10 Queensway, Crawley, RH10 1EJ

LARGE TOWN CENTRE RETAIL UNIT (USE CLASS E)

# LOCATION



The property occupies an excellent trading position close to Queens Square and County Mall Shopping Centre. The Memorial Gardens and public car parks are close by and the bus and railway stations are within 400ms.

Queens Square and Queensway have benefitted from the completion of a major refurbishment of the public realm in recent years, which have greatly enhanced the local shopping area.

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 10kms radius.

## Description:

A ground floor lock-up retail unit with extensive frontage and rear access for deliveries etc.

## 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.

## Key Features:

- Prominent town centre trading position
- New lease - no premium
- Suitable for a variety of uses (Use Class E)
- Extensive shop frontage
- Rear access/loading

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor
Sales	4,860	451.51	Total
	4,860	451.51	

## Rent:

£85,000 per annum

## Terms:

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further information on application.

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





GET IN TOUCH  
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