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PROPERTY PEOPLE

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2 Grand Parade, High Street, Crawley, RH10 1BU

PROMINENT HIGH STREET RETAIL UNIT (USE CLASS E)

# LOCATION



The property is situated in a prominent trading position on the west side of Grand Parade, within the central section of the High Street. Nearby occupiers including Cubitt & West, Leaders, KFC, Prezzo and a variety of bars, restaurants and other retail occupiers.

The property is situated opposite the Broadwalk, a pedestrian thoroughfare which leads through to Queens Square, The Martlets and County Mall Shopping Centre.

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:

Prominent ground floor lock-up shop, fitted with a modern aluminium shop front and currently comprises a front sales area, office/sales, rear office/store, kitchen and 2 x WCs. The interior accommodation could be re-configured.

## 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.

## Planning

It is understood the premises have planning consent for Use Class E and is therefore considered suitable for a variety of uses. Further information on application.

## Key Features:

- Prime High Street location
- Suitable for a variety of uses (subject to all necessary consents)
- New lease - no premium
- Flexible terms available

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Sales Area54250.35Ground Floor Mid Office (Sales)25823.97Ground Floor Rear Office/Store1039.57Ground Floor Kitchen12011.15Total1,02395.04

## Rent:

£26,250 per annum

## Specifications:

- Modern aluminium shop front
- Fitted kitchen
- Suspended ceiling and integral lighting
- 2 x WC facilities
- Electric heating

## Business Rates:

Rateable Value: £33250

Rates Payable: £14364 per annum

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 is Not 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 tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





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