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PROPERTY PEOPLE

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7 Church Walk, Crawley, RH10 1HH

TOWN CENTRE
SALON/RETAIL UNIT

LOCATION



The premises are situated in Church Walk, a popular pedestrian thoroughfare linking High Street and Broadway/Haslett Avenue and County Mall shopping centre beyond. Crawley is located approximately 49 kms (30 miles) south of London, accessed via Junction 10 of the M23 motorway. Gatwick Airport is located within 6 kms (3.5 miles) to the north.

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 10km radius.

Description:

The property comprises a lock-up air conditioned retail unit currently fitted out as a ladies hairdressing salon with a reception area, salon (7 cutting stations and 2 wash stations), kitchen and cloakroom.

The current tenant's business goodwill and fixtures/fittings are available by separate negotiation, if required. Alternatively the unit will be cleared prior to completion of the new lease ready for the ingoing tenants fit out as required. Further details on application.

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

Key Features:

- Currently fitted as a hairdressing salon
- Considered suitable for a variety of other uses
- Popular pedestrian thoroughfare
- New lease - flexible terms
- Business goodwill and fixtures/fittings available

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor
Reception/Entrance	1059.75		Ground Floor Salon/Sales
Area	38035.30		Ground Floor Kitchen
575.30			Total
54250.35			

Rent:

£19,500 per annum

Terms:

A new full repairing and insuring lease is available on terms to be agreed.

Premium

Premium offers are invited for the benefit of business goodwill and fixtures, fittings and equipment if required. Further details 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.

Business Rates:

Rateable Value: £9000

Rates Payable: £3888 per annum

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. 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 is To be confirmed



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.







GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD