



graves
jenkins
PROPERTY PEOPLE

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



36 High Street, Crawley, RH10 1BW

PROMINENT HIGH STREET
CAFE/RESTAURANT

LOCATION



The property is situated on the west side of the High Street towards the southern end, where nearby occupiers include various retailers, Estate/Letting agents, bars and restaurants etc.

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:

Mid-terraced ground floor full fitted cafe / restaurant premises. High footfall with High Street frontage. Internally, the premises are fitted to an good standard, with open plan seating to the front, counter / bar, separate more secluded seating areas to the middle, fully equipped commercial kitchen area and 2 male and female WCs to the rear. There is also rear access leading to a demised car parking space.

Key Features:

- Lease & Business Available due to retirement
- Prominent High Street location
- Excellent finish throughout
- Fully equipped kitchen
- New commercial gas meter and pipeline installed
- Ready for assignee to start trading immediately
- Car parking space included

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Front sales area
	560	52.03	Ground Floor Rear ancillary areas
	678	62.99	Total
	1,238	115.02	

Rent:

On Application

Terms:

Lease - Available by way of a lease assignment. The lease is drafted on a full repairing and insuring basis for a term of 10 years from 10/04/25 and therefore expiring 09/04/35.

The rent is subject to review on 10/04/30 The lease is granted inside the security of tenure provisions of the Landlord and Tenant Act 1954 and there is a tenant only break option on 10/04/30. A copy of the Lease is available upon request.

Rent

£26,000 per annum exclusive

Premium

There will be a lease premium payable by the assignee to the assignor of (£110,000) for the benefit of the lease goodwill and agreed list of fixtures & fittings.

A copy of the list of fixtures and fittings is available upon 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: £27000

Rates Payable: £11664 per annum

Interested parties are advised to contact Crawley Borough Council

Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

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 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



Connor McTigue

01293 401040
07512 542955
mctigue@graves-jenkins.com



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