



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



11-13 Queensway, Crawley, RH10 1EB
TOWN CENTRE RETAIL UNIT

LOCATION



The property occupies an excellent trading position close to Queens Square and County Mall Shopping Centre. 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 major upgrades to the public realm 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 prominent shop front and rear service yard access.

Key Features:

- Prominent town centre trading position
- New lease - no premium
- Suitable for a variety of alternative uses (STPC)
- Access to rear service yard

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor	2,850	264.77
Total	2,850	264.77

Rent:

£58,500 per annum

Terms:

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further information 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: £46750

Rates Payable: £20196 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



Connor McTigue

01293 401040
07512 542955
mctigue@graves-jenkins.com



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