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4 Grand Parade, High Street, Crawley, West Sussex RH10 1BU

TO LET: PROMINENT HIGH STREET RETAIL UNIT (CLASS E) USE - 670 SQ FT (62.28 SQ M)

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, Pizza Express and a variety of bars, restaurants and other retail occupiers. The property is close to Queens Square, the Pavilion retail development and County Mall Shopping Centre.

The property is opposite the Broadway 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

A ground floor lock-up shop centrally situated in the heart of Crawley High Street, opposite the Broadwalk which leads to Queens Square.

Accommodation

The net internal area is approximately **670 sq ft (62.28 sq m)**.

Rent

£25,000 per annum exclusive

Lease

The premises are available to rent by way of a new full repairing and insuring lease for a term to be agreed.

Planning

It is understood that the premises benefit from Class E use.

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.

EPC

C - 75

Business Rates

Rateable Value: £36,750

Rates Payable: £18,338.25 (2024/25)

Interested parties are advised to contact Crawley Borough Council on 01293 438615 or www.crawley.gov.uk to verify this information.

VAT

VAT will not be applicable.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins





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