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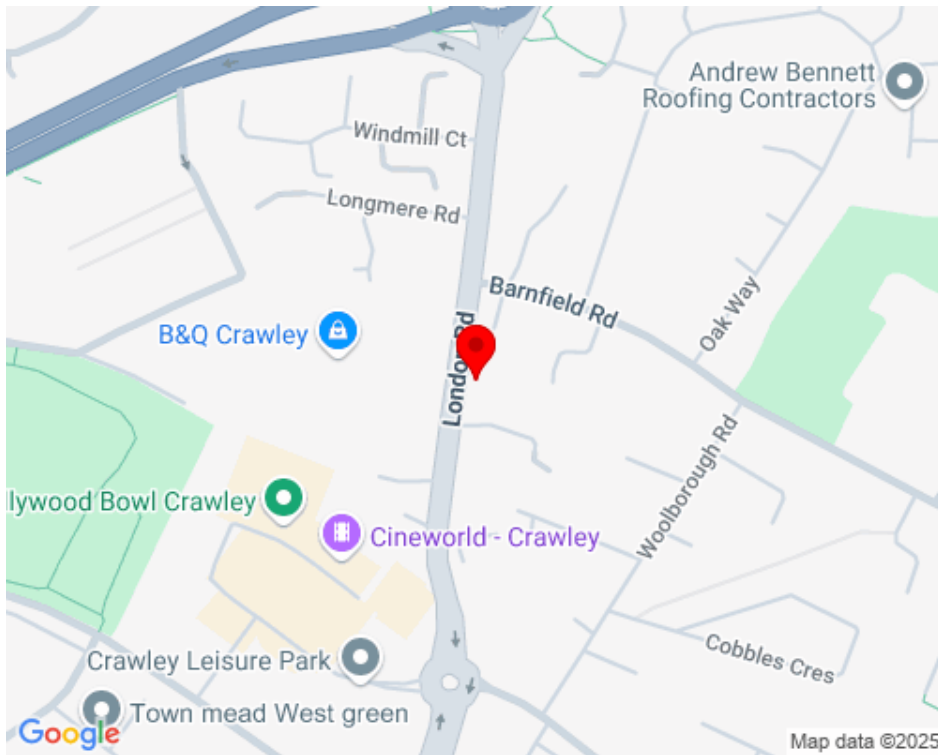
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18 London Road, Crawley RH10 8JQ

TO LET - REDUCED RENT: FULLY FITTED HAIRDRESSING/BEAUTY SALON - 730 SQ FT (67.8 M2)

LOCATION



The property is located on the east side of London Road (A2219) opposite London Road Retail Park comprising B&Q, Matalan and Carpetright. Crawley Leisure Park where occupiers include Cineworld, Hollywood Bowl, Pizza Hut, McDonalds, Nando's, TGI Friday and other restaurants/leisure operators is a short walk away and provides extensive public parking.

Manor Royal Business Park is within 1km 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 10kms radius.

Description

Prominently located detached ground floor self-contained premises fitted and occupied as a hairdressing and beauty salon benefitting from shared off road customer parking to the rear.

The accommodation comprises a front salon with reception area and rear salon, adjacent backwash/drying area, fitted kitchen, cloakroom, two beauty treatment rooms and storage.

Key Features

- Established & fully fitted hairdressing/beauty salon
- Prominent location with on-site customer parking
- Available as a whole or in part on flexible terms

Accommodation

The approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice, is as follows:

Main salon/sales: 566 sq ft (52.58 m2)

Treatment room: 63 sq ft (5.85 m2)

Treatment room: 61 sq ft (5.67 m2)

Kitchen: 40 sq ft (3.72 m2)

Cloakroom

Total: 730 sq ft (67.8 m2)

Amenities

- Fully fitted for use

- Reception
- CCTV & alarm system
- Waiting area
- Air conditioning
- Gas fired central heating
- 2 beauty treatment rooms
- LED lighting
- 9 styling/cutting positions
- 2 back wash units
- On-site parking - strictly customers only

Tenure

Leasehold.

New lease available.

Rent

£12,000 per annum exclusive (whole premises).

Alternatively:

£6,000 per annum exclusive (front salon & backwash/drying area)

or

£9,000 per annum exclusive salon & wash (front and rear salon & backwash/drying area)

Lease

Flexible lease terms available. Further details available upon application.



Deposit / Guarantor

A rent deposit and / or guarantor will be required as part of the deal that is agreed.

EPC

Rating B - 40

Business Rates

Rateable Value: £8,700
Rates Payable: £4,341.30 (2022/23)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil.

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

TBC

Legal Fees

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

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins







GET IN TOUCH
gravesjenkins.com



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