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15 Queensway, Crawley, RH10 1EE

TOWN CENTRE RETAIL UNIT - 2,486 SQ FT (231.00 M2)

LOCATION



The property occupies an excellent trading position opposite Decathlon and 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 has recently benefitted from the completion of a £3.2m refurbishment and similar improvements to Queensway are almost complete. Nearby occupiers include Marks & Spencer, Argos, New Look, Decathlon and Greggs.

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 retail unit in newly upgrade pedestrianised Queensway, opposite Decathlon just off Queens Square and close to the Martletts and County Mall. Other nearby retailers include Marks & Spencer, Superdrug, Greggs Bakery, New Look and Argos. The premises are available as a whole or alternatively the ground floor retail accommodation could be made available only.

Key Features

- Prominent town centre trading position
- Considered suitable for alternative uses (STPC)
- New lease - No premium
- Available on flexible terms as a whole or ground floor

Accommodation

The principle dimensions and net internal floor areas, measured in accordance with the RICS Code of Measuring Practice, are as follows:-

Ground Floor: 1,467 sq ft (136.31 m2)

First Floor: 388 sq ft (36.05 m2)

Second Floor 631 sq ft (58.64 m2)

Total: 2,486 sq ft (231.00 m2)

Lease

Available as a whole or in part on a new full repairing and insuring lease, on terms to be agreed. Further information on application.

Rent

£42,000 per annum exclusive.

Business Rates

Rateable Value: £34,500

Rates Payable: £17,215.50 (2020/21)

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 payable.

Legal Fees

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

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
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