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18 Queensway, Crawley RH10 1EJ

TO LET: TOWN CENTRE RETAIL UNIT (USE CLASS E) - 2,950 SQ FT (274.06 SQ M)

LOCATION



The property occupies an excellent trading position on the corner of Queensway and Parkside, opposite Marks & Spencer 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 and Queens have recently benefitted from the completion of a major refurbishment of the public realm, which have greatly enhanced the local 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 retail unit with ancillary offices/training rooms and staff facilities at first and second floor level and a shared rear service yard situated on the corner of Queensway and Parkside close to Memorial Gardens.

Opposite Marks & Spencer and other nearby retailers include Decathlon, Superdrug, Greggs Bakery, New Look, Argos and TK Maxx.

Key Features

- Prominent town centre trading position
- Considered suitable for a variety of uses (STPC)
- Planning obtained for ventilation/extraction & external seating area
- New lease - No premium

Accommodation

The approximate net internal floor areas are as follows:

Ground Floor

Retail sales: 890 sq ft (82.68 sq m)

Lobby/store: 93 sq ft (8.64 sq m)

First Floor

Office/training rooms: 1,570 sq ft (145.86 sq m)

2 x male/female WCs

Second Floor

Staff/storage: 397 sq ft (36.88 sq m)

Total: 2,950 sq ft (274.06 sq m)

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

£48,000 per annum exclusive

Planning

Class E. Planning consent has recently been obtained for a change of use of Highway (pavement) to external seating area, installation of canopies to side canopy (Parkside elevation) and installation of ducting and exhaust fan on rear elevation (CR/2021/0671/FUL).

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

Rating D - (85)



Business Rates

Rateable Value: £20,500

Rates Payable: £10,229.50 (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 be payable on the terms quoted.

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
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



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