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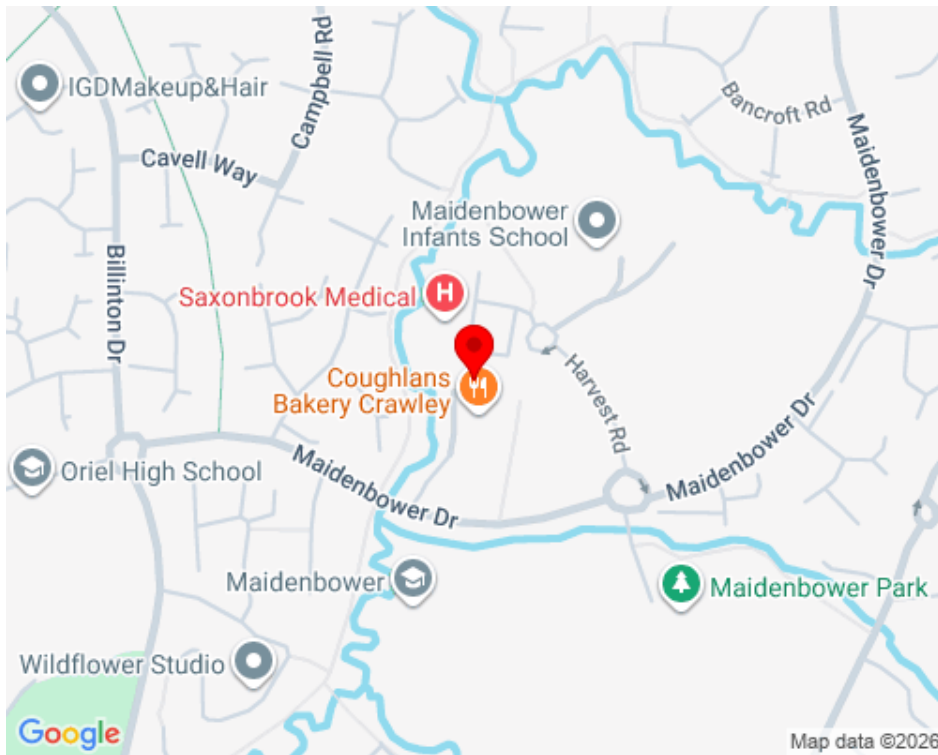
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4 Maidenbower Square, Maidenbower, Crawley RH10 7QH

TO LET: LOCK-UP RETAIL UNIT - 830 SQ FT (77.10 SQ M)

# LOCATION



Situated within Maidenbower Square shopping parade, serving the favoured neighbourhood of Maidenbower. The parade comprises six other retail units with occupiers including an Indian takeaway, Chinese takeaway, ladies hairdressers, Co-op convenience store, Boots Pharmacy and a Dental Practice. Adjacent to the parade is Maidenbower Community Centre, a nursery pre-school, veterinary clinic and Church. Maidenbower Infants School also adjoins the Centre.

Ample parking is available in The Square. Maidenbower is part of the conurbation of Crawley. The town centre is approximately 2.5 miles distant. J10A of the M25 (northbound only) approximately 1 mile to the east and J10 approximately 4 miles north respectively. Three Bridges (London mainline) railway station is within 1 mile 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

A ground floor lock-up retail unit previously occupied as a 'fish & chip' shop, situated in the popular neighbourhood parade at Maidenbower Square, with local amenities nearby, and within 2.5 miles east from Crawley town centre.

## Key Features

- New lease available
- Hot food takeaway use but also considered suitable for alternative uses (STPC)
- Refurbishment to be completed shortly to include re-plastered internal walls, suspended tiled ceiling, LED lighting & latexed floor

## Accommodation

The shop unit provides a main sales area, rear storage area, WC/cloakroom and small external store.

The net internal floor area is calculated to be approximately **830 sq ft (77.10 sq m)**

There is ample customer/public car parking within the Square and one car parking space will be demised within the rear service yard area.

## Planning

It is understood that the premises benefit from planning consent for

use as a hot food takeaway (formerly A5 use). Alternatively other uses are considered suitable subject to all necessary consents. Further information on application.

## Rent

£22,500 per annum exclusive

## Service Charge

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.

## EPC

Rating C - 62

## Business Rates

Rateable Value: £18,250  
Rates Payable: £9,106.75 (2024/25)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://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

Via prior appointment through Joint Agents:

**Graves Jenkins - 01293 401040**

David Bessant - 07767 422530

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**Hicks Baker - 0118 955 7087**

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GET IN TOUCH  
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