



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



48 The Broadway, Crawley RH10 1HG

TO LET: TOWN CENTRE RETAIL UNIT WITH SECURE LOADING / PARKING - 2,400 SQ FT (223 SQ M)

LOCATION



The property occupies a prominent trading position close to Queens Square and the County Mall Shopping Centre. Several public car parks are closeby as are the rail and bus stations.

Nearby retailers include Iceland, Wilko, Santander, Peacocks, Costa Coffee, Raj the Grocer and a range of other multiple, regional and local occupiers.

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 large open plan lock-up shop unit with a store, office and welfare facilities. There is also a rear personnel entrance leading to a secure loading area/parking.

Key Features

- Prominent town centre trading position
- E Class opportunity
- New lease
- Large open sales area
- Secure yard/loading at rear
- Available August 2022

Accommodation

The property provides the following approximately dimensions and floor areas measured on a net internal basis:

Gross Frontage: 15'4" (4.6m)
Internal Width (max): 18'10" (5.7m)
Shop Depth: 110'0" (36.08m)

Ground Floor

Sales: 1,991 sq ft (185.0 sq m)
Store: 66 sq ft (6.1 sq m)
Kitchenette & Cloakroom: 343 sq ft (31.9 sq m)

Total Area: 2,400 sq ft (233.0 sq m)

Planning

Class E of the Use Classes Order 2020.

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Rent

£35,000 per annum exclusive

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 - 71

Business Rates

Rateable Value: £22,500

Rates Payable: £11,227.50 (2022/23)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this information.



VAT

VAT may 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



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



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