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39 High Street, Crawley RH10 1BQ

TO LET: PROMINENT HIGH STREET OFFICES - 1,454 SQ FT (135.08 M2)

LOCATION



The property is situated in a prominent position on Crawley High Street in an attractive setting close to St John's Church. Nearby occupiers include Sage Cafe, Crow Coffee, Astons and Fox & Sons together with a variety of restaurants and other retail uses.

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 10km radius.

Description

A prominent end of terrace Grade II Listed office premises with frontage to High Street. The property is configured as ground floor offices/shop with rear kitchenette and further offices and cloakrooms to the upper floors.

Accommodation

The approximate net internal floor areas are as follows:

Shop: 622 sq ft (57.79 m²)

First floor office: 497 sq ft (46.17 m²)

Second floor office: 335 sq ft (31.12 m²)

Total: 1,454 sq ft (135.08 m²)

Amenities

- Flexible Class E accommodation suitable for a range of uses
- High Street frontage
- Attractive character features
- Ground floor separately available or as a whole
- Good quality office fit out
- WC facilities & kitchenette
- Available by way of a new lease

Lease

The premises are available to rent by way of a new full repairing and insuring lease on terms to be agreed.

Property available as a whole or, alternatively, the ground floor unit can be let separately.

Rent

£31,000 per annum exclusive - for whole property

£22,500 per annum exclusive - for ground floor shop

Planning

It is understood that the premises have planning consent for Use Class E. Possible uses include retail, office, cafe and education/training amongst others.

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

Ground Floor - Rating B - 46

1st & 2nd Floors - Rating D - 97

Business Rates

Shop

2017 Rateable Value: £20,000

2017 Rates Payable: £9,980 (2022/23)

1st & 2nd Floor Offices

2017 Rateable Value: £4,500

2017 Rates Payable: £2,245.50 (2022/23)

A new rating list is effective from 1 April 2023, with new Rateable Values, as follows:

Shop

2023 Rateable Value: £22,000

2023 Rates Payable: £10,978 (2023/24)

1st & 2nd Floor Offices

2023 Rateable Value: £5,100

2023 Rates Payable: £2,544.90 (2023/24)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 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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