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9 & 9a Grand Parade, Crawley, RH10 1BU  
GROUND FLOOR RETAIL UNIT WITH 3 BED MAISONETTE ABOVE

# LOCATION





## Description:

The property is a three storey mid-terraced mixed use building. The ground floor retail space can be made open plan and incorporates a separate office, kitchen and WC facilities. The first floor is a three bedroom maisonette with separate kitchen and living room. There is also a rear forecourt suitable for off street parking.

## Key Features:

- A mix of carpet and lino throughout
- Ceiling grid and tiles, with a mix of LED and strip lighting
- Air conditioning
- Timber double glazed windows
- Wall mounted power / data cabling
- Timber / glazing frontage

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 94.02 sq m (1,012 sq ft)

Ground Floor Office: 26.66 sq m (287 sq ft)

**Total:** 120.68 sq m (1,299 sq ft)

## Rent:

On Application

## Business Rates:

Rateable Value: £49750

Rates Payable: £24825.25 per annum

## VAT:

TBC

## Legal Fees:

Each party to bear their own costs







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