



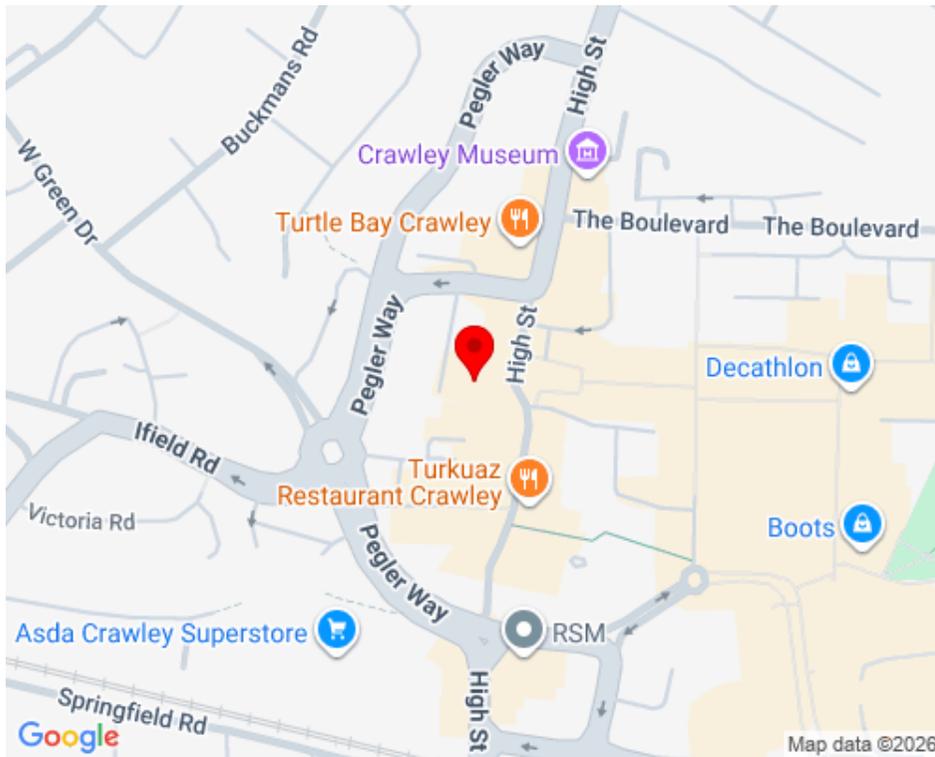
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9 & 9a Grand Parade, Crawley, RH10 1BU
GROUND FLOOR RETAIL UNIT WITH 3 BED MAISONETTE ABOVE

LOCATION



The property is situated in a prominent trading position on the west side of Grand Parade, within the central section of the High Street. Nearby occupiers including Cubitt & West, Leaders, KFC, Prezzo, and a variety of bars, restaurants and other retail occupiers. The property is close to Queens Square, the Pavilion retail development and County Mall Shopping Centre.

The property is opposite the Broadway which leads through to Queens Square, The Martlets and County Mall Shopping Centre. 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:

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.

Lease

We are advised we are able to offer a new full repairing and insuring lease on terms to be agreed.

Planning

We understand the ground floor falls within sui generis taxi office use of the Use Class Order 2020. The first and second floors maisonette benefits from Class C2 dwelling use.

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.

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 Sales Area: 94.02 sq m (1,012 sq ft)

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

Ground Floor Kitchen: 5.57 sq m (60 sq ft)

First Floor 3 Bedroom Maisonette: 75.81 sq m (816 sq ft)

Total: 202.06 sq m (2,175 sq ft)

Rent:

On Application

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs





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