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1 Church Walk, Crawley, West Sussex RH10 1HH

TO LET: TOWN CENTRE LOCK-UP RETAIL UNIT - 371 SQ FT (34.5 M2)

LOCATION



The premises are situated just off the High Street in Church Walk which links High Street with Broadway, giving pedestrian access to Crawley's extensive shopping facilities at County Mall Shopping Centre and Queens Square. Rail and bus stations are within 300ms.

Church Walk occupiers include nail and beauty, hair salons and other speciality type businesses and High Street provides a good mix of retail, restaurant, leisure and financial professional service 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

Ground floor lock-up retail unit benefitting from good display windows and security shutters.

Key Features

- New lease available - no premium
- Popular pedestrian thoroughfare in town centre
- Immediately available
- Close proximity of County Mall and railway station
- Additional accommodation (Class E) on first floor could be available.

Accommodation

The net internal floor area, measured in accordance with the RICS Code of Measuring Practice is calculated as follows:-

Sales Area: 371 sq ft (34.5 m2)

N.B. 2 Church Walk (situated above Unit 1 and comprising self-contained, open plan accommodation of approximately 850 sq ft is to become available shortly. Further information on application.

Lease

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

Rent

£19,500 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 - 73

Business Rates

Rateable Value: £9,200

Rates Payable: £4,590.80 (2022/23)

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

2023 Rateable Value: £11,500

2023 Rates Payable: £5,738.50 (2023/24)

Qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties contact Crawley Borough Council on 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

Via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH
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