



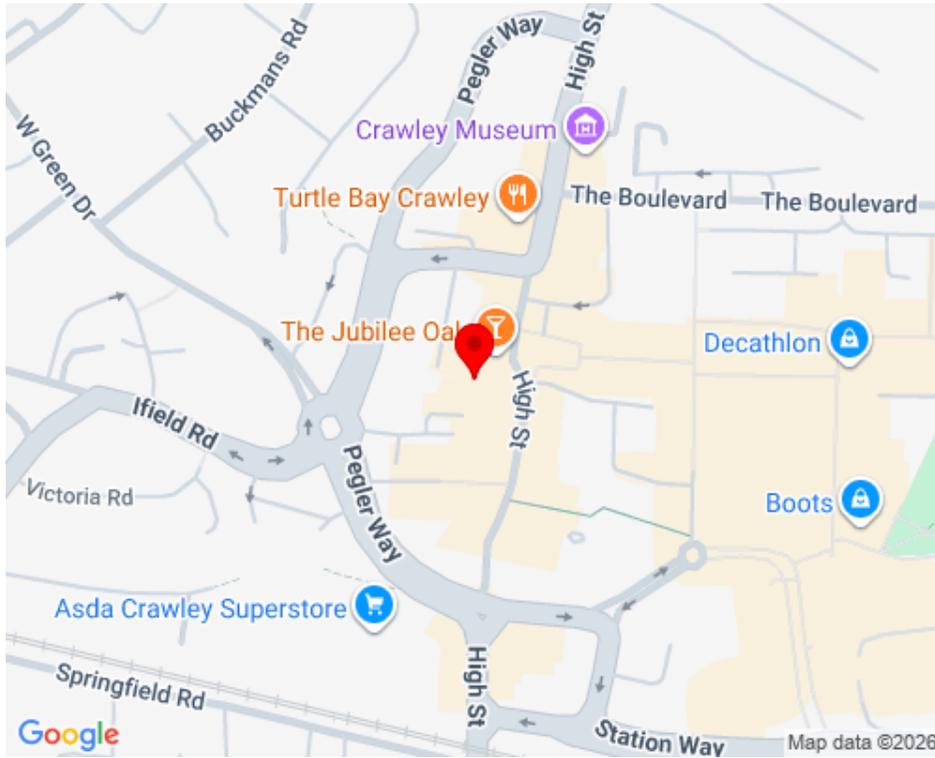
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jenkins**
PROPERTY PEOPLE

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5 High Street, Crawley, RH10 1BH
GROUND FLOOR RETAIL & RESIDENTIAL INVESTMENT SALE

LOCATION



The property is located to the southern end of the High Street, which provides a good mix of retail, restaurant, leisure and financial & professional service occupiers. The Town Centre, County Mall Shopping Centre, Bus Station and Railway Station are all within a short walking distance. 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 premises comprises a mid-terraced, three storey mixed use building, located on the east side of the High Street within Crawley town centre. The ground floor front (commercial) is open plan and fitted to a high standard with separate offices, storage, kitchen and WC to the rear of the same. There is a one bedroom flat to the rear with self-contained access at the back of the property, which is let on an Assured Shorthold Tenancy. The upper floors comprise three flats, which are sold off on long-leases. There is no parking included with the property.

Tenure

Freehold, subject to vacant possession of the commercial part. The remainder being subject to an AST and three long leasehold interests.

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:

- Rare freehold sale
- Suits investors and owners occupiers
- Versatile accommodation

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Commercial	1,042	96.80	Ground Floor Residential	426	39.58	Total	1,468	136.38
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Price:

Offers in excess of £325,000

Business Rates:

Rateable Value: £19750

Rates Payable: £8532 per annum

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

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors

are instructed.







GET IN TOUCH
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