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10 New Street, Three Bridges, Crawley RH10 1LW

FOR SALE: CHURCH PREMISES (F1) WITH CONVERSION/RE-DEVELOPMENT POTENTIAL - 1,502 SQ FT (139.5 SQ M)

# LOCATION



The property is situated on the western side of New Street approximately 50ms from Three Bridges Road in a predominantly residential area but close to a wide range of local amenities.

Junction 10 of the M23 motorway is approximately 1.5kms distant offering direct access to Gatwick Airport and the M25 to the north and Brighton to the south. Three Bridges mainline railway station is within 300ms, providing direct access to Gatwick Airport, London and the south coast.

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

### Of Interest to Investors/Owner Occupiers/Developers

The property comprises a brick built former social club most recently occupied as Church premises (F1 use), comprising an entrance lobby, large open plan main area with a fitted kitchen and office meeting room to the rear and male & female W.C's to the front. There are no external areas or on-site parking provision including within the property.

The property is considered suitable for a variety of different uses, subject to all necessary consents as well as offering potential for conversion/redevelopment. Further information on application.

## Key Features

- Current use - F1
- Freehold with vacant possession
- Suitable for a variety of uses
- Close to Three Bridges mainline Railway Station and local amenities

## Accommodation

The property provides the following approximately net internal floor areas:

Ground Floor: 1,247 sq ft (115.8 sq m)

Mezzanine: 255 sq ft (23.7 sq m)

**Total: 1,502 sq ft (139.5 sq m)**

The ground floor has a total gross internal floor area of approximately **1,400 sq ft (130 sq m)**.

## Tenure

Freehold.

## Price

Offers are invited in the order of £300,000 for the benefit of the freehold interest with the benefit of vacant possession.

## 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 - 59

## Business Rates

The premises are currently exempt from Business Rates. (Place of Worship).

## VAT

VAT will not be applicable.



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









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