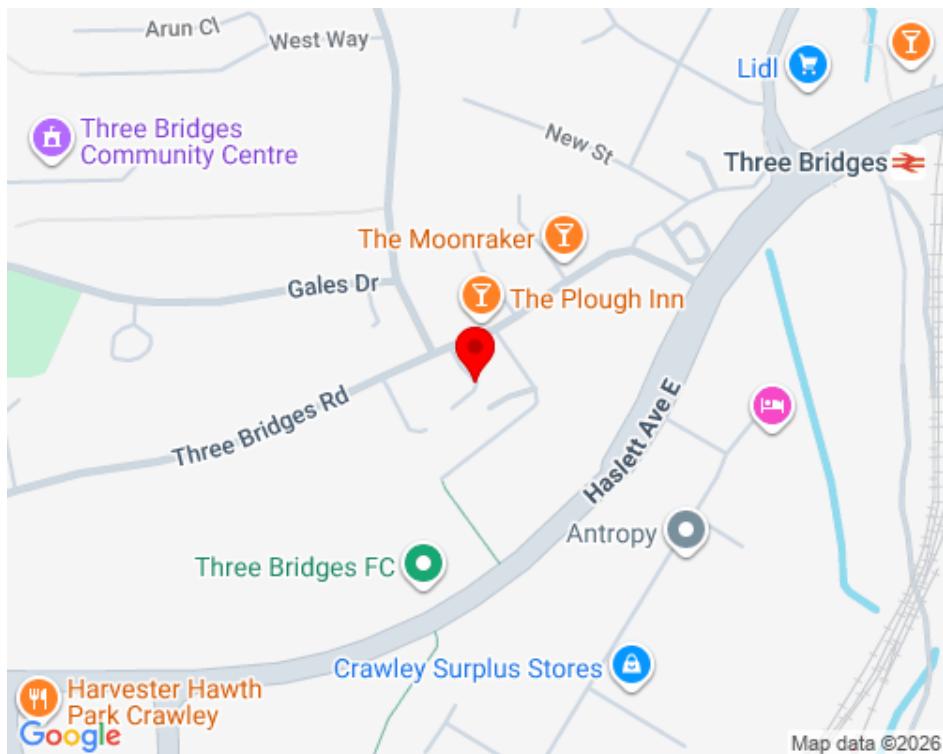




1-3 Kingsland Court, Crawley, RH10 1HL  
RETAIL / CAFE

# LOCATION



## Description:

A ground floor retail unit with prominent frontage to Three Bridges Road to the east of Crawley town centre, available on a new lease. The premises are previously occupied as a Cafe but are considered suitable to accommodate a variety of uses subject to necessary consents.

Each party to bear their own costs

## Key Features:

- 1 allocated car parking space available
- Considered suitable for a variety of uses STP
- Operated as a café currently with extraction fitted
- Splits available, by negotiation

## Rent:

£35,000 per annum

## Business Rates:

Rateable Value: £25500

Rates Payable: £12724.5 per annum

Interested parties are advised to contact Crawley Borough Council

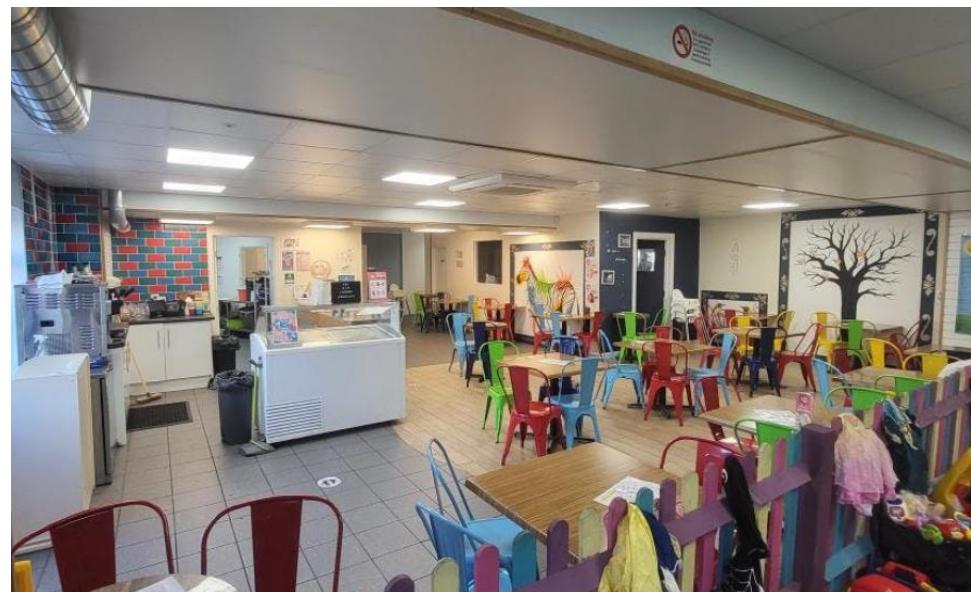
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT:

VAT is To be confirmed

## Legal Fees:









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