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28 The Boulevard, Crawley, West Sussex RH10 1XP  
TO LET: LOCK-UP RETAIL SHOP - 1,063 SQ FT (98.74 SQ M)

# LOCATION



Located on the southern side of The Boulevard in the heart of Crawley town centre. Queens Square and County Mall are within a short walking distance, as are both Crawley rail and bus stations. Junction 10 of the M23 is within 4km.

Communications are excellent with the Fastway bus service linking Gatwick Airport, Manor Royal and Crawley town centre passing closeby (see [www.fastway.info](http://www.fastway.info)).

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 10km radius.

## Description

A lock-up ground floor retail unit.

## Key Features

- Prominent town centre trading position
- New lease - no premium
- Suitable for a variety of alternative uses (STP)
- Access to rear service yard

## Accommodation

The approximate internal floor area is 1,063 sq ft (98.74 sq m)

## Lease

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further information on application.

## Rent

£28,500 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 B - 43

## Business Rates

Rateable Value: £19,000

Rates Payable: £9,481 (2023/24)

## VAT

VAT will be payable.

## Legal Fees

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

## AML

The tenant 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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[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)

28 The Boulevard, Crawley, West Sussex  
RH10 1XP



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD