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79 & 79a Gales Drive, Crawley, RH10 1QA  
RETAIL UNIT & SELF-CONTAINED TWO BEDROOM MAISONETTE

# LOCATION



The property is located in a popular local parade within the Three Bridges residential area, to the north east of Crawley town centre. The parade comprises a good mix of retail uses with a Gastro-Pub and is opposite Three Bridges Primary School. 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 property comprises a mid-terraced ground floor lock up retail unit, which has been fully extended to the rear, together with self-contained 2 bedroom residential accommodation above. Please note that the premises are available for letting as a whole – neither the shop nor the maisonette are available separately.

## Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

## 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.

## Anti Money Laundering

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

## Key Features:

- Rare local parade opportunity with residential above

- Suit a variety of uses (STNC)
- Excellent size proportions each floor

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	1,527	141.86	Total	1,527	141.86
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## Rent:

£32,000 per annum

## Terms:

A new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed Terms & Conditions).

## Business Rates:

Rateable Value: £15250

Rates Payable: £6588 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 Applicable

## Legal Fees:

Each party to bear their own costs





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