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79/79A Gales Drive, Three Bridges, Crawley RH10 1QA

TO LET: RETAIL UNIT AND 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.

## Key Features

- Rare local parade opportunity with residential above
- Suit a variety of uses (STNC)
- Excellent size proportions each floor

## Accommodation

### Ground Floor Shop

The net internal floor area is approximately 1,527 sq ft (141.86 sq m)

### 1st & 2nd Floors

Self-contained maisonette comprising two bedrooms, living room, kitchen and bathroom and double glazing.

## Use

Interested parties are advised to make their own planning enquiries.

## Rent

Open to offer by Informal Tender. Rent will be payable quarterly in advance on the usual quarter days by Direct Debit.

## Rent Deposit

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

## Tender

To be submitted on the attached form and posted/delivered to Graves Jenkins to arrive no later than **noon on Friday 26 July 2024**

[Click here to download Tender Form](#)

Following submission of a tender form, applicants may be required to provide references, a 12 month cash flow forecast and a business plan. The successful tenderer will be required to enter into a new lease within six weeks or to submit the necessary planning application within two weeks of his/her tender being accepted by the Council.

Please note that the premises are available for letting as a whole –neither the shop nor the maisonette are available separately.

## Lease

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).

## 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 D - 76 - Retail Unit  
Rating C - 73 - Maisonette

## Business Rates

Rateable Value: £18,000  
Rates Payable: £8,982 (2024/25)

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.

## Council Tax

Band 'B'

## VAT

VAT will be payable on the terms quoted.

## 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.







GET IN TOUCH  
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