



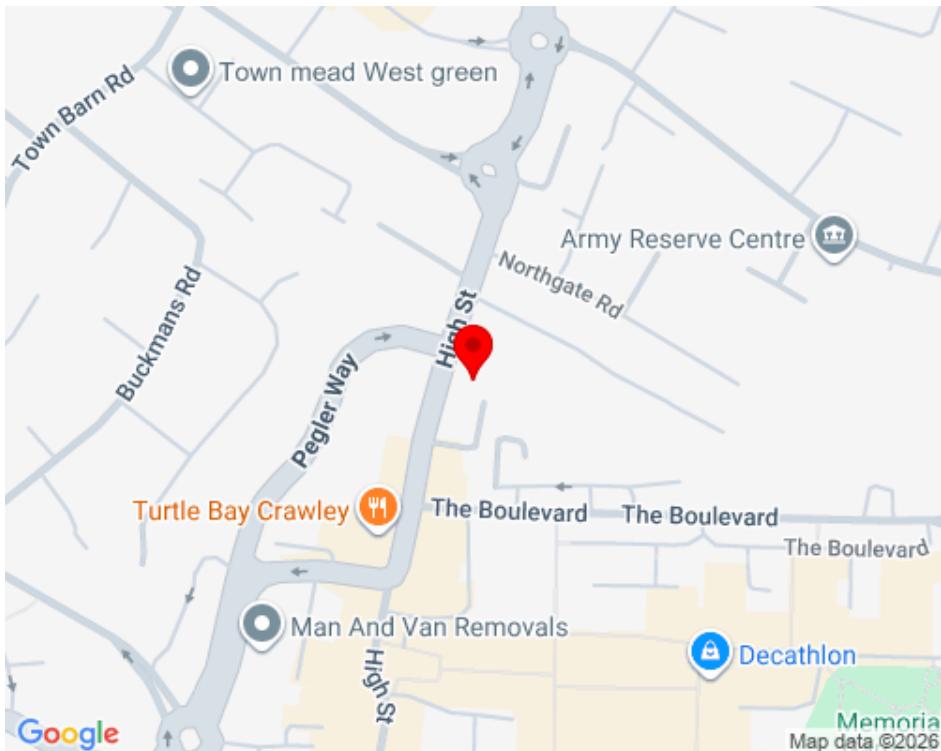
INVESTMENT/  
DEVELOPMENT  
OPPORTUNITY



107 High Street, Crawley, West Sussex RH10 1DD

FOR SALE/TO LET: TOWN CENTRE BAR/RESTAURANT/LEISURE PREMISES - 10,520 SQ FT (977.33 SQ M)

# LOCATION



The property occupies a prominent main road town centre position, at the northern end of Crawley High Street opposite a Travelodge Hotel and large pay and display car park. Crawley Leisure Park where tenants include TGI Fridays, Nandos, Bella Italia, McDonalds, Cineworld and Hollywood Bowl is closeby.

The High Street provides a good mix of retail, restaurant, leisure, financial and professional service occupiers including various Public Houses, The George Hotel, Wildwood, Prezzo and a variety of other restaurants.

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 118,000, extending to over 160,000 persons within a 10kms radius.

## Description

A prominent two storey former bar/restaurant/nightclub premises with outside space. The ground floor is fitted as a predominantly open plan restaurant with bar at the front and commercial kitchen, with extraction, to the rear. The first floor has its own self-contained access and is fitted as a nightclub complete with a mezzanine floor, with bar areas on both levels. There is an outside area designated as a smoking area but could be utilised for alternative uses. The premises is finished to a high standard throughout.

## Key Features

- Rarely available freehold leisure opportunity
- Of interest to investors, developers and owner occupiers
- Considered suitable for a variety of alternative uses (STC)
- Town centre location
- Conversion/reconfiguration/redevelopment opportunities
- Lease enquiries will be considered in whole or part

## Accommodation

The gross internal areas are as follows:-

Ground Floor: 3,125 sq ft (290.32 sq m)

First Floor: 4,870 sq ft (452.43 sq m)

Mezzanine: 2,525 sq ft (234.58 sq m)

**Total: 10,520 (977.33 sq m)**

## Terms

Freehold available with vacant possession. Alternatively, the premises could be available on a new lease as a whole or in part, subject to agreement of terms and covenant. Further details on application.

## Price

Offers in excess of £1,000,000 (One Million Pounds)

## Rent

Ground Floor: £45,000 per annum exclusive

Upper Floors: £55,000 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 - 33

## Business Rates

### Ground Floor

Rateable Value: £47,500

Rates Payable: £23,702.50 (2025/26)



## Part Ground, 1st & 2nd Floors

Rateable Value: £103,000

Rates Payable: £57,165 (2025/26)

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 will be payable on the terms quoted.

## Legal Fees

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

## AML

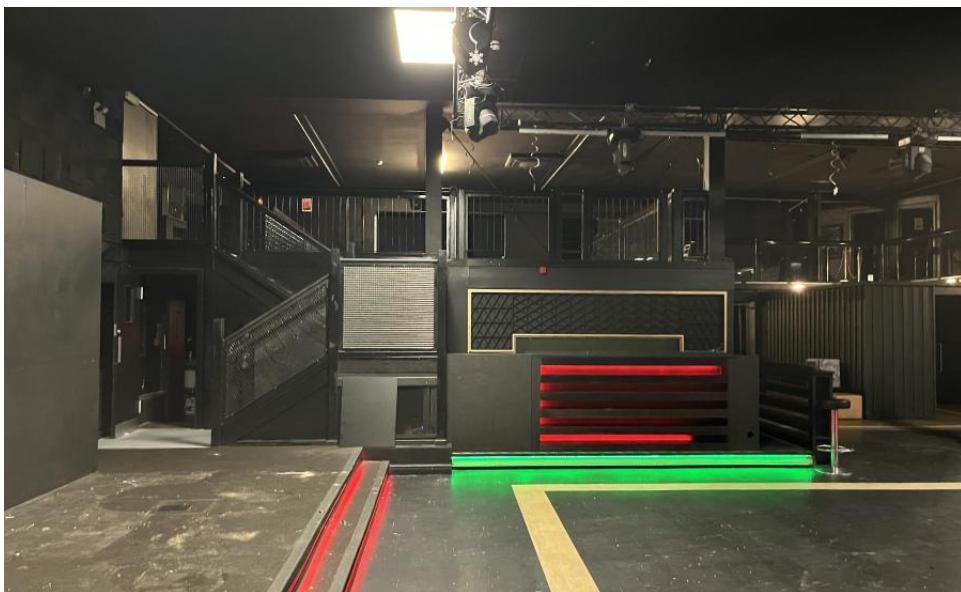
The proposed purchaser will be required to satisfy all Anti Money  
Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

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



Stephen Oliver

01293 401040  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



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