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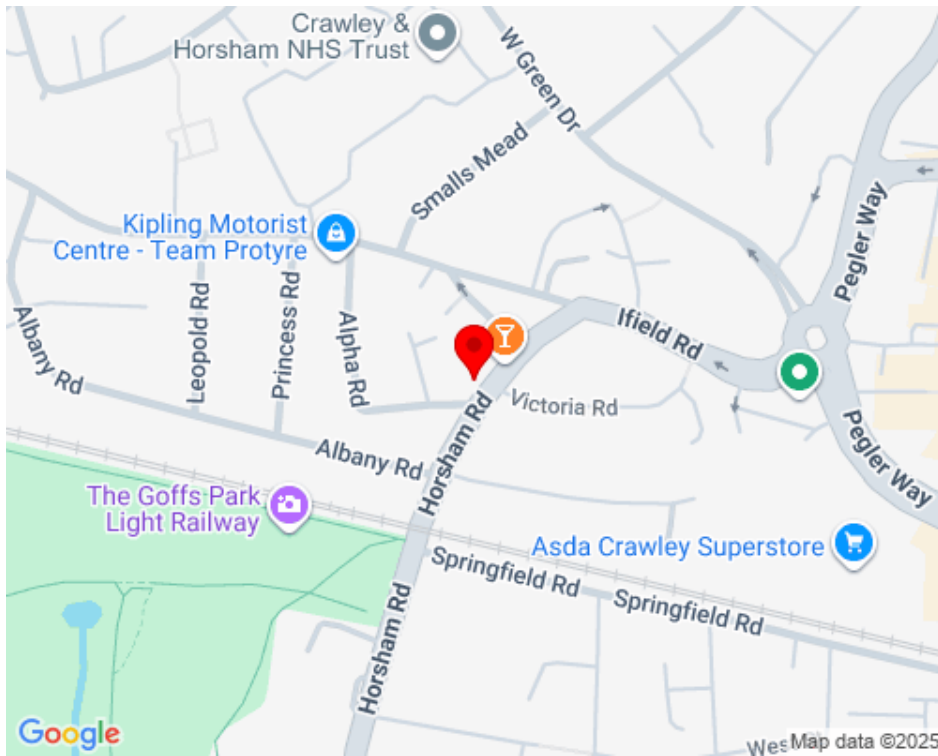
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7 Horsham Road, Crawley RH11 7AY  
TO LET: GROUND FLOOR RETAIL UNIT - 593 SQ FT (55.12 SQ M)



# LOCATION



The property is located in a prominent position on Ifield Road a short distance from an Asda Superstore and Crawley Hospital. The town centre and County Mall shopping centre, bus and railway stations are all within a short walking distance. Crawley mainline railway station is 0.5kms distant.

Located in the heart of the Gatwick Diamond, Crawley is 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

Ground floor lock up retail unit in an out of town location. Open plan accommodation suitable to a variety of uses. To be refurbished to suit the occupier's requirements.

## Key Features

- Open plan retail accommodation
- To be refurbished to suit the occupiers' requirements
- Suitable for variety of uses (non food related)

## Accommodation

The approximate net internal floor area is 593 sq ft (55.12 sq m).

## Lease

New, effectively full repairing and insuring lease for a term to be agreed.

## Rent

£11,500 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

TBC

## Business Rates

Rateable Value: £13,000

Rates Payable: £6,487 (2024/25)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT may be payable on the terms quoted.

## Legal Fees

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

## AML

The proposed tenant 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  
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