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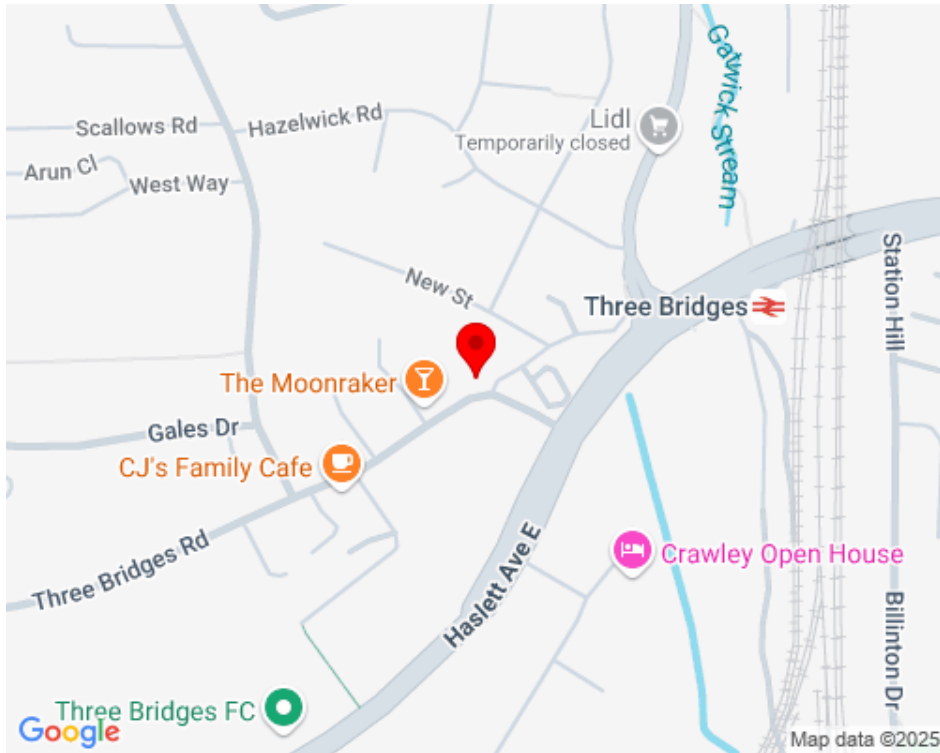
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213 Three Bridges Road, Three Bridges, Crawley RH10 1LG

FREEHOLD FOR SALE: RETAIL/CATERING PREMISES WITH RESIDENTIAL - 890 SQ FT (82.59 SQ M)

# LOCATION



The property is located to the eastern end of Three Bridges Road on the northern side, close to the traffic light junction with Haslett Avenue East, the latter forming one of the main roads out of the town centre of Crawley approximately 1 mile to the west.

The immediate location is mixed commercial & residential in nature with a variety of uses represented. Nearby occupiers include Geddes Chemist, Co-op Funeral Directors & Premier Convenience Store.

The Stephenson Way Industrial Estate and Three Bridges mainline railway station are within a 1/4 mile.

## Description

A semi-detached retail/catering unit with 2/3 bed non-self-contained maisonette above, formerly occupied by a long established Chinese takeaway business. There is on site parking for 1/2 cars and further restricted period on-street car parking is permitted at the front of the property.

### Key Features

- Freehold with vacant possession
- VAT not applicable
- Refurbishment/reconfiguration opportunity
- Of interest to owner occupiers/investors and developers
- On site parking for 1/2 cars

## Accommodation

### Ground Floor

Retail/customer area: 287 sq ft (26.85 sq m)

Rear kitchen: 138 sq ft (12.82 sq m)

Lobby off leading to W.C.

### First Floor

Bedroom/Lounge: 134 sq ft (12.44 sq m)

Internal cloakroom: Shower room with W.C.

### Second Floor

Bedroom: 119 sq ft (11.06 sq m)

Bedroom: 107 sq ft (9.94 sq m)

### Outside

Front forecourt

Small rear yard

Rear car parking spaces – 2

Rear store room: 105 sq ft (9.75 sq m)

**Total: 890 sq ft (82.86 sq m)**

## Tenure

Freehold with vacant possession.

## Price

**Offers are invited.** Guide price on application.

## 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: £10,000

Rates Payable: £4,990 (2025/26)



Qualifying businesses may benefit from small business rate relief reducing the total bill payable. 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 will not be payable.

## Legal Fees

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

## AML

The 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  
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