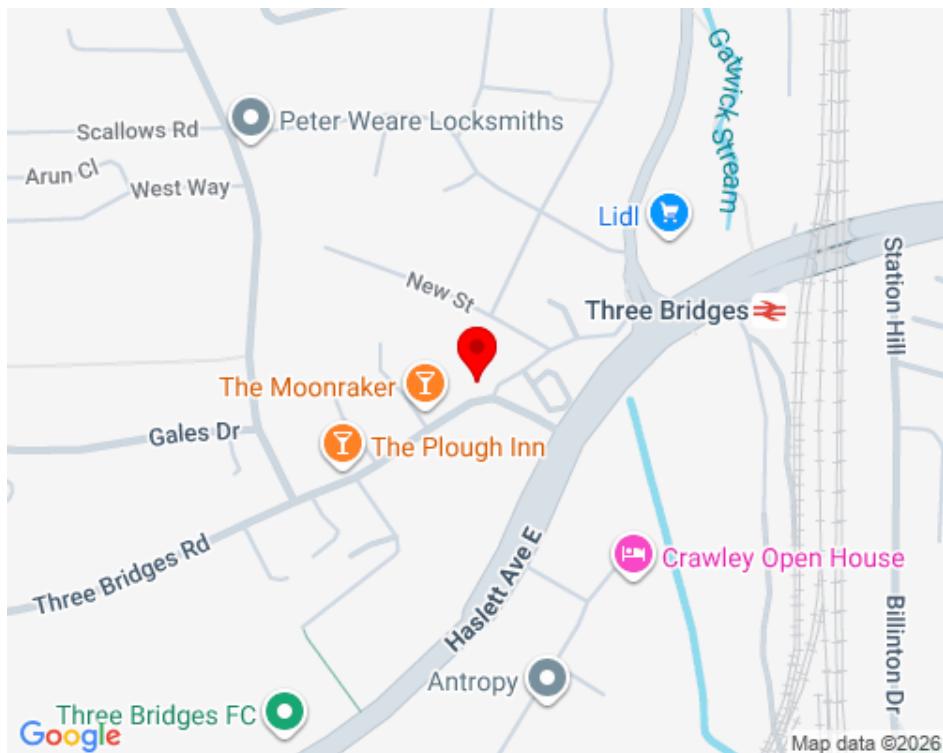




213 Three Bridges Road, Crawley, RH10 1LG  
RETAIL/CATERING PREMISES WITH RESIDENTIAL

# LOCATION



## 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:

The approximate net internal areas measured are as follows:

Ground Floor: 39.48 sq m (425 sq ft)

First Floor: 12.45 sq m (134 sq ft)

Second Floor: 21.00 sq m (226 sq ft)

Outdoor: 9.75 sq m (105 sq ft)

**Total:** 82.68 sq m (890 sq ft)

## Price:

On Application

## Business Rates:

Rateable Value: £10000

Rates Payable: £4990 per annum

Qualifying businesses may benefit from small business rate relief reducing the total bill payable.

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs







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