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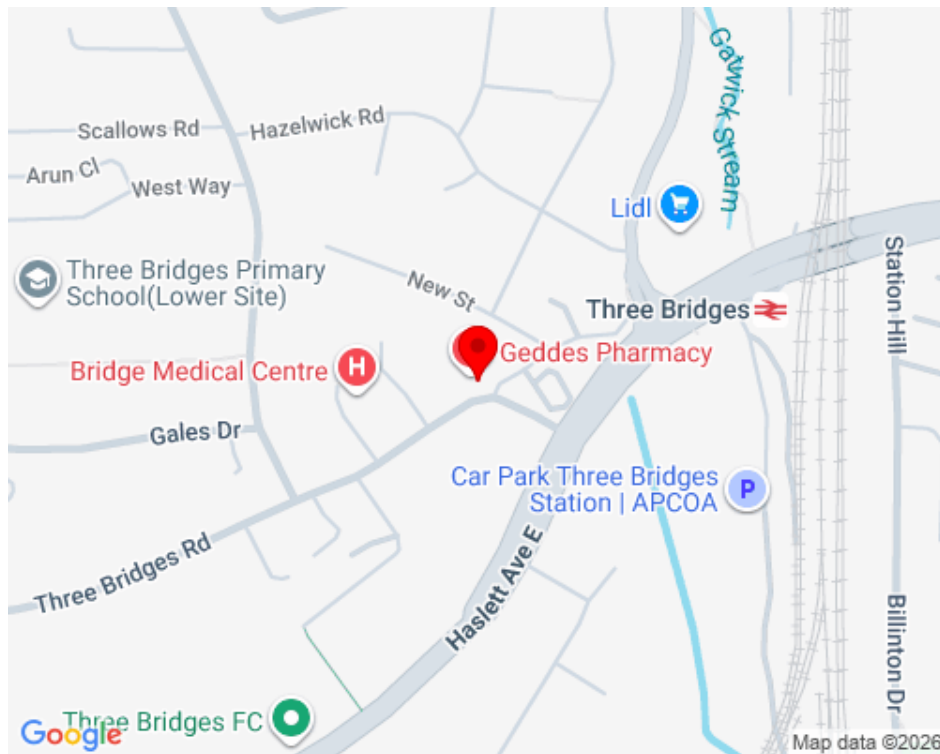
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213 Three Bridges Road, Crawley, RH10 1LG

RETAIL/CATERING PREMISES WITH RESIDENTIAL

# 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.

## 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.

## 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:

Name/FloorSQFTSQMGround Floor42539.48First  
Floor13412.45Second  
Floor22621.00Outdoor1059.75Total89082.68

## Price:

On Application

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





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