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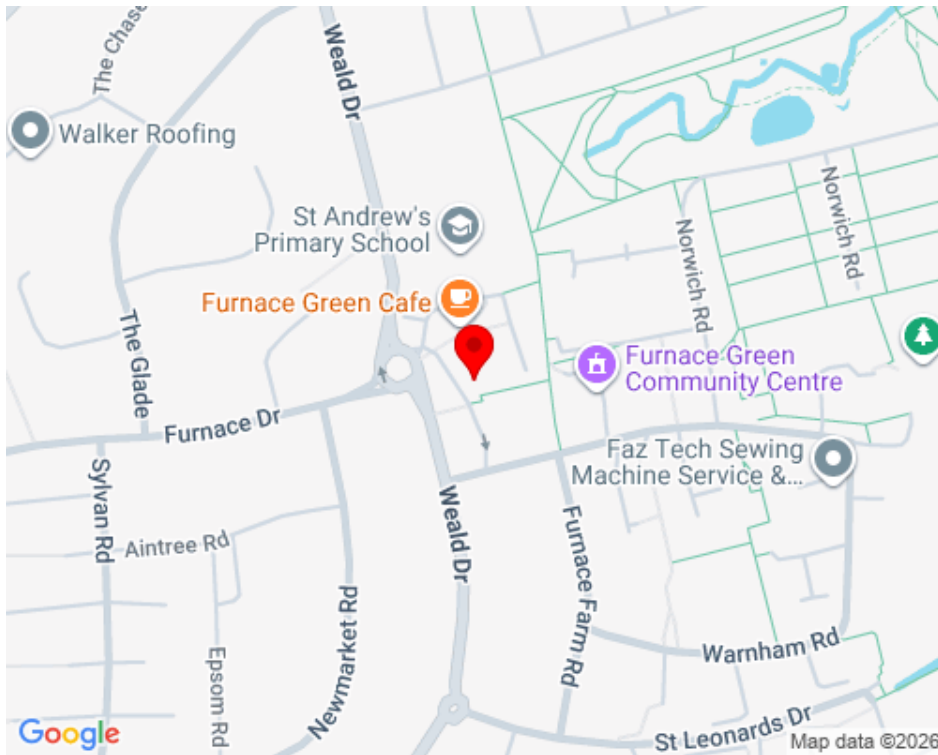
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10 Furnace Parade, Crawley, RH10 6NX

RETAIL UNIT WITHIN NEIGHBOURHOOD PARADE

# LOCATION



The property is located in a popular neighbourhood parade within the predominantly residential area of Furnace Green, approximately half a mile from Crawley town centre. The parade is located just off Weald Drive, which provides a link to the A2220 and Three Bridges railway station. The parade comprises 11 shops let to a good mix of multiple and local retailers and the Charcoal Public House. Access to the rear of the premises is gained from Furnace Place.

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 106,000, extending to over 160,000 persons within a 10kms radius.

## Description:

The property comprises a mid-terrace lock-up shop unit with additional workshop and storage accommodation, garage/store and secure rear yard/parking area, situated in a popular neighbourhood parade in Furnace Green, to the south east of Crawley town centre.

## 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.

## Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

## Key Features:

- New lease - no premium
- Re-available due to abortive negotiations
- Considered suitable for a variety of uses (STP)

## Rent:

£25,000 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs







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