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PROPERTY PEOPLE

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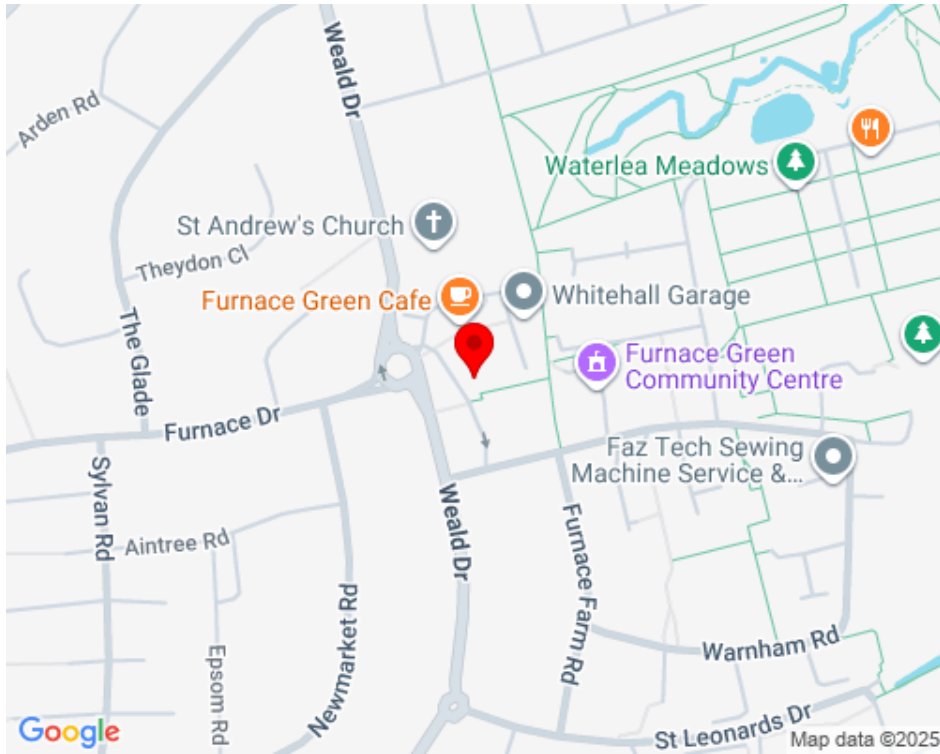


10 Furnace Parade, Furnace Green, Crawley RH10 6NX

RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

TO LET: RETAIL UNIT WITHIN NEIGHBOURHOOD PARADE - 1,734 SQ FT (161.09 SQ M)

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.

Key Features

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

Accommodation

The approximate net internal floor area has been calculated, in accordance with the RICS Code of Measuring Practice, as follows:-

Ground Floor Sales: 921 sq ft (85.56 sq m)

Workshop/Store: 517 sq ft (48.06 sq m)

Rear Store: 119 sq ft (11.06 sq m)

Kitchenette: 17 sq ft (1.58 sq m)

Garage/Store/Office: 160 sq ft (14.85 sq m)

Separate Male & Female WCs

Total: 1,734 sq ft (161.11 sq m)

External

Rear yard area providing parking for 2 cars.

Lease

Available on a new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed terms and conditions) a copy of which is available on request.

Rent

£25,000 per annum exclusive

Rent Deposit

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

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

Rating D - 87

Business Rates

Rateable Value: £15,250

Rates Payable: £7,609.75 (2025/26)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this
information.

VAT

VAT will be payable on the terms quoted.

Legal Fees

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

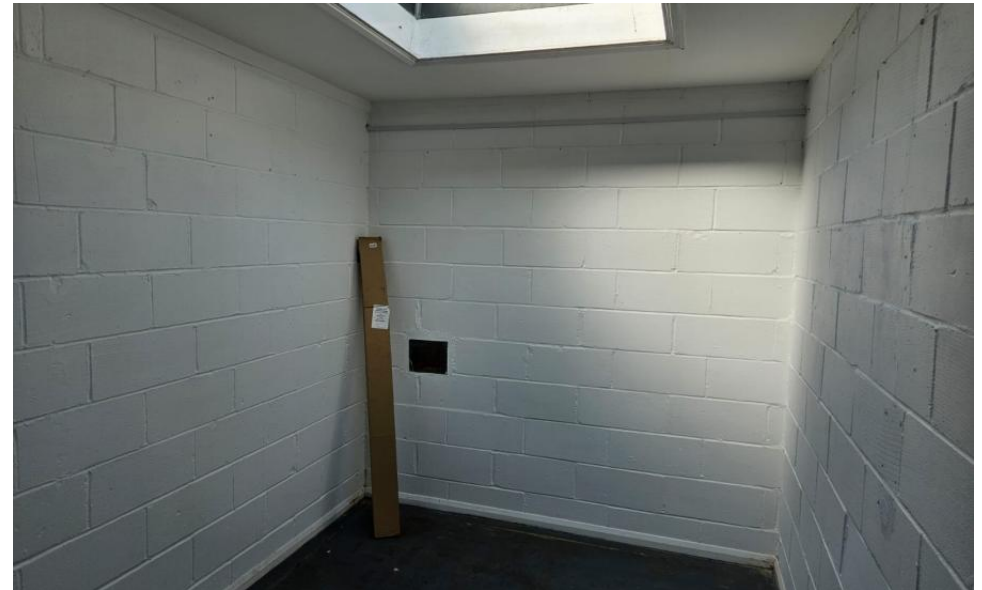
AML

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
gravesjenkins.com



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