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6 & 6a Southgate Parade, Crawley, RH10 6ER

MID-TERRACE RETAIL/CAFE UNIT WITH 3 BEDROOM MAISONETTE

LOCATION



The property forms part of Southgate Parade, a popular local parade within the suburb of Southgate between Southgate Avenue and Brighton Road and within 750ms south of Crawley Town Centre. The parade comprises 13 shops let to a good mix of multiple and local retailers.

Located in the heart of the Gatwick Diamond, Crawley is 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 premises consists of a front counter area, rear kitchen facilities, separate stores and WC. To the rear there is a yard area and a single garage.

Accommodation

Ground Floor

1,173 sq ft (108.90 m²)

First & Second Floors

Self-contained maisonette comprising 3 bedrooms, living room, kitchen and bathroom

External

Rear yard area and a single garage.

Lease

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 & Conditions).

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.

Key Features:

- Situated in popular neighbourhood parade
- Considered suitable for a variety of retail uses (STPC)

Rent:

£33,000 per annum

VAT:

VAT is Applicable

VAT will be payable on the rent applicable to the commercial element only.

Legal Fees:

Each party to bear their own costs





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David Bessant

01293 401040

07767 422530

bessant@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD