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PROPERTY PEOPLE

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# 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.

## Key Features

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

## Accommodation

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

### 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.

## Rent

£33,000 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.

## 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).

## 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 - 82 - Retail

Rating C - 71 - Maisonette

## Business Rates

Rateable Value: £17,250

Rates Payable: £8,607.75 (2025/2026)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this  
information.

## Council Tax

Band 'C'

## VAT

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

## Legal Fees

Each party to be responsible for their own legal costs.

## AML

A successful bidder 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  
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