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159 Three Bridges Road, Crawley, RH10 1JT

GROUND FLOOR LOCK-UP SHOP WITH A S/C 2 BEDROOM FLAT ABOVE

# LOCATION



## Description:

A semi-detached 2-storey mixed-use building comprising a ground floor lock up shop with self-contained 2 bedroom flat above. The ground floor retail unit offers a sales area, store room and cloakroom with separate WC at the rear. There is also an externally accessed lean-to store with timber double doors to Three Bridges Road and a single timber door at the rear. The self-contained first floor 2 bedroom flat comprises a reception room, kitchen, bathroom and separate WC. There is also off-street parking for 6 vehicles in tandem.

## Key Features:

- Asset management opportunity
- Rare freehold interest opportunity
- Mixed use building
- Commercial lease on the whole
- 6 parking spaces (in tandem) allocated

## Price:

On Application

## Business Rates:

Rateable Value: £8400

Rates Payable: £4191.6 per annum

## VAT:

VAT is To be confirmed

## Legal Fees:

Each party to bear their own costs







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