



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



159 Three Bridges Road, Crawley, West Sussex RH10 1JT

INVESTMENT FOR SALE: GROUND FLOOR LOCK-UP SHOP WITH A S/C 2 BEDROOM FLAT ABOVE - 1,442 SQ FT
(133.97 SQ M)

LOCATION



The subject property is situated on the north side of Three Bridges Road close to the traffic light junction with Haslett Avenue East, the latter forming one of the main roads out of the town centre of Crawley approximately 1 mile to the west.

The immediate location is mixed commercial & residential in nature with a variety of uses represented. Nearby occupiers include Geddes Chemist, Co-op Funeral Directors & Premier Convenience Store.

The Stephenson Way Industrial Estate and Three Bridges mainline railway station are within a 1/4 mile.

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

- Current rent - £16,250 pax
- Asset management opportunity
- Rare freehold interest opportunity
- Mixed use building
- Commercial lease on the whole
- 6 parking spaces (in tandem) allocated
- Reversionary opportunity

Accommodation

Retail

Ground Floor

Sales: 560 sq ft (52.07 sq m)

Storeroom: 110 sq ft (10.26 sq m)

External store: 151 sq ft (14.02 sq m)

Total Retail NIA: 821 sq ft (76.35 sq m)

Flat

Ground Floor

Entrance lobby: 30 sq ft (2.75 sq m)

First Floor

Main accommodation: 591 sq ft (54.87 sq m)

Total Residential GIA: 621 sq ft (57.62 sq m)

Total NIA/GIA: 1,442 sq ft (133.97 sq m)

Tenure

Freehold interest, subject to existing lease. A copy of the lease available upon request.

Price

On application

Existing Lease

There is a Lease in place demising the whole of the premises to one tenant – a private individual. The date of the full, repairing and insuring lease is 6th December 2021 for a contractual term of 10 years, therefore expiring 5th December 2031, with a upward only market rent reviews every 4 years of the term. The passing rent is £16,250 per annum exclusive, payable quarterly in advance. The permitted use is for uses within Class E(a) and (b) of the Use Class Order 2020.

Passing Rent

£16,250 per annum exclusive

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 C - 54

Business Rates

Rateable Value: £8,400

Rates Payable: £4,191.60 (2025/26)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.

Council Tax

Band 'A'

VAT

VAT may be payable on terms quoted.

Legal Fees

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

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
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



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