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PROPERTY PEOPLE

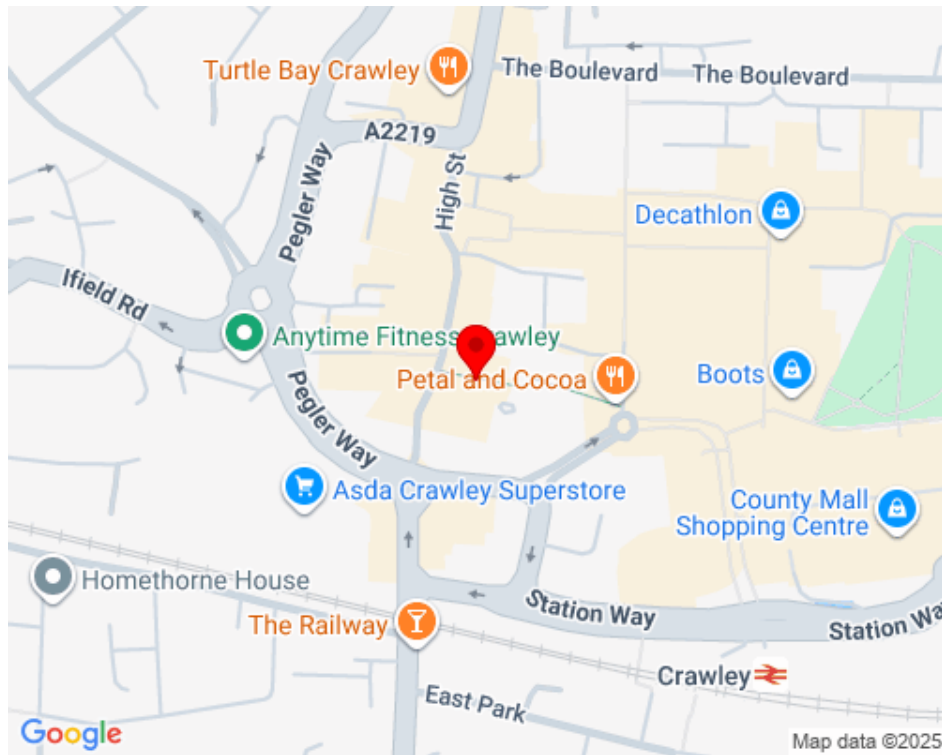
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12 Church Walk, Crawley RH10 1HH

TO LET: GROUND FLOOR LOCK-UP RETAIL UNIT - 461 SQ FT (42.8 SQ M)

LOCATION



The premises are situated in Church Walk, just off the High Street, giving pedestrian access to Crawley's extensive shopping facilities at County Mall Shopping Centre and Queens Square. Rail and bus stations are within 300 ms.

The High Street provides a good mix of retail, restaurant, leisure and financial professional service occupiers. Crawley is located approximately 49 kms (30 miles) south of London, accessed via Junction 10 of the M23 motorway. Gatwick Airport is located within 6 kms (3.5 miles) to the north.

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 118,000, extending to over 160,000 persons within a 10kms radius.

Description

The premises comprises a mid-terrace ground floor lock-up retail unit.

Key Features

- Popular town centre pedestrian thoroughfare
- Benefiting from E Class use
- New lease available
- No premium

Accommodation

The net internal floor area is approximately 461 sq ft (42.8 sq m).

Lease

A new full repairing and insuring lease for a term to be agreed.

Rent

£20,375 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 - 61

Business Rates

Rateable Value: £13,750

Rates Payable: £6,861.25 (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.

VAT

VAT not applicable.

Legal Fees

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

AML

The 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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