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PROPERTY PEOPLE

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18 The Parade, Northgate, Crawley, West Sussex RH10 8DT
TO LET: MID-TERRACE RETAIL UNIT WITH TWO BEDROOM MAISONETTE - 581 SQ FT (54.0 SQ M)

LOCATION



The property is situated in The Parade, a busy neighbourhood parade within the Northgate residential neighbourhood, just to the north of Crawley town centre. The parade comprises 13 shops let to a good mix of mainly independent/local retailers.

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 comprise a mid-terrace lock-up retail unit, together with a self-contained two bedroom maisonette above. To the rear there is a yard area and single garage.

Key Features

- Situated in popular neighbourhood parade
- Considered suitable for a variety of retail uses (STP)
- Self-contained two bedroom maisonette included

Accommodation

The approximate net internal floor area of the shop unit is 581 sq ft (54.0 sq m).

The maisonette comprises a lounge, kitchen, two double bedrooms and a bathroom with WC.

Rent

Open to offer by Informal Tender. Rent will be payable quarterly in advance on the usual quarter days by Direct Debit.

Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

Tender

To be submitted on the attached Tender form and posted/delivered to Graves Jenkins or emailed to bessant@graves-jenkins.com to arrive no later than **noon on 24 October 2025**.

Following submission of a tender form, applicants may be required to provide references, a 12 month cash flow forecast and a business plan. The successful tenderer will be required to enter into a new lease within six weeks or to submit the necessary planning application within two weeks of his/her tender being accepted by the Council.

Please note that the premises are available for letting as a whole –neither the shop nor the maisonette are available separately. Click [here](https://gravesjenkins.com/Tender-Form) to download Tender Form <https://gravesjenkins.com/Tender-Form>

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).

Use

The previous use was as a Ladies & Gents hairdressers. Consideration will also be given to other Class E uses not currently represented in The Parade. Further details on application.

Interested parties are advised to make their own planning enquiries.

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 - 65

Business Rates

Rateable Value: £11,750

Rates Payable: £5,863.25 (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.

Council Tax

Band 'B'

VAT

VAT will be payable on the rent applicable to the commercial

element only. Further details on application.

Legal Fees

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

AML

The proposed 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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