



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



9 Broadwalk, Crawley RH10 1HJ

TO LET: TOWN CENTRE RETAIL UNIT (CLASS E) - 1,105 SQ FT (102.7 SQ M)

# LOCATION



The property is situated in a prominent trading location on the northern side of Broadwalk, a busy town centre pedestrian thoroughfare and retail pitch linking the High Street with The Broadway and Queens Square and the Martlets beyond.

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

A lock-up ground floor retail unit .....

## Key Features

- New lease - no premium
- Busy town centre location
- Parking space available @ £900pa
- Considered suitable for a variety of uses (Use Class E)

## Accommodation

The approximate floor area is 1,105 sq ft (102.7 sq m)

## Lease

Available on a new effectively full repairing and insuring lease on terms to be agreed.

## Rent

£32,000 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 D - 84

## Business Rates

Rateable Value: £26,250

Rates Payable: £13,098.75 (2025/26)

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.

## VAT

VAT will not be payable.

## 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



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