graves jenkins
PROPERTY PEOPLE

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# 5 Broadwalk, Crawley, RH10 1HJ

TOWN CENTRE RETAIL UNIT

# LOCATION

The property is situated in a prominent trading location to the western end 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 located in the busy pedestranised Broadwalk linking Crawley High Street with The Broadway and Queens Square. The premises benefit from a return frontage and rear service/parking area.

## Key Features:

- New lease - no premium
- Busy town centre location
- Parking space(s) available @ £750 pa per space
- Considered suitable for a variety of uses
- Return frontage

## Rent:

£35,000 per annum

## Terms:

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

## 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.

## Business Rates:

Rateable Value: £39750
Rates Payable: £17172 per annum
Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

# GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.