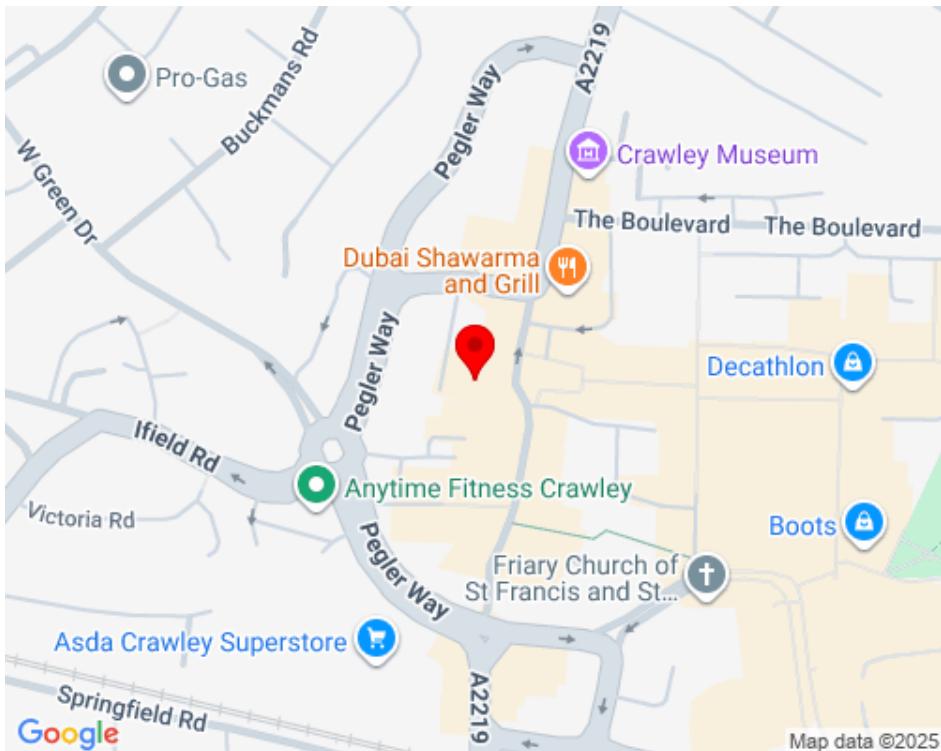




9 & 9A Grand Parade, High Street, Crawley RH10 1BU

GROUND FLOOR RETAIL UNIT WITH 3 BED MAISONETTE ABOVE - 1,299 SQ FT (120.66 SQ M)

LOCATION



The property is situated in a prominent trading position on the west side of Grand Parade, within the central section of the High Street. Nearby occupiers including Cubitt & West, Leaders, KFC, Prezzo, Pizza Express and a variety of bars, restaurants and other retail occupiers. The property is close to Queens Square, the Pavilion retail development and County Mall Shopping Centre.

The property is opposite the Broadway which leads through to Queens Square, The Martlets and County Mall Shopping Centre.

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 106,000, extending to over 160,000 persons within a 10kms radius.

Description

The property is a three storey mid-terraced mixed use building. The ground floor retail space can be made open plan and incorporates a separate office, kitchen and WC facilities. The first floor is a three bedroom maisonette with separate kitchen and living room. There is also a rear forecourt suitable for off street parking.

Accommodation

The net internal floor area has been calculated, in accordance with the RICS Code of Measuring Practice, as follows:

Sales Area: 1,012 sq ft (94.06 sq m)

Office: 227 sq ft (21.06 sq m)

Kitchen: 60 sq ft (5.54 sq m)

Total Area: 1,299 sq ft (120.66 sq m)

Residential: Three bedroom maisonette - 816 sq ft (75.80 sq m)

Amenities

- A mix of carpet and lino throughout
- Ceiling grid and tiles, with a mix of LED and strip lighting
- Air conditioning
- Timber double glazed windows
- Wall mounted power / data cabling
- Timber / glazing frontage

Lease

We are advised we are able to offer a new full repairing and insuring lease on terms to be agreed.

Rent

Rent on application.

Planning

We understand the ground floor falls within sui generis taxi office use of the Use Class Order 2020. The first and second floors maisonette benefits from Class C2 dwelling use.

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

To be provided.

Business Rates

Rateable Value: £49,750

Rates Payable: £24,825.25 (2025/26)



Residential - Band 'A'

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this
information.

VAT

TBC

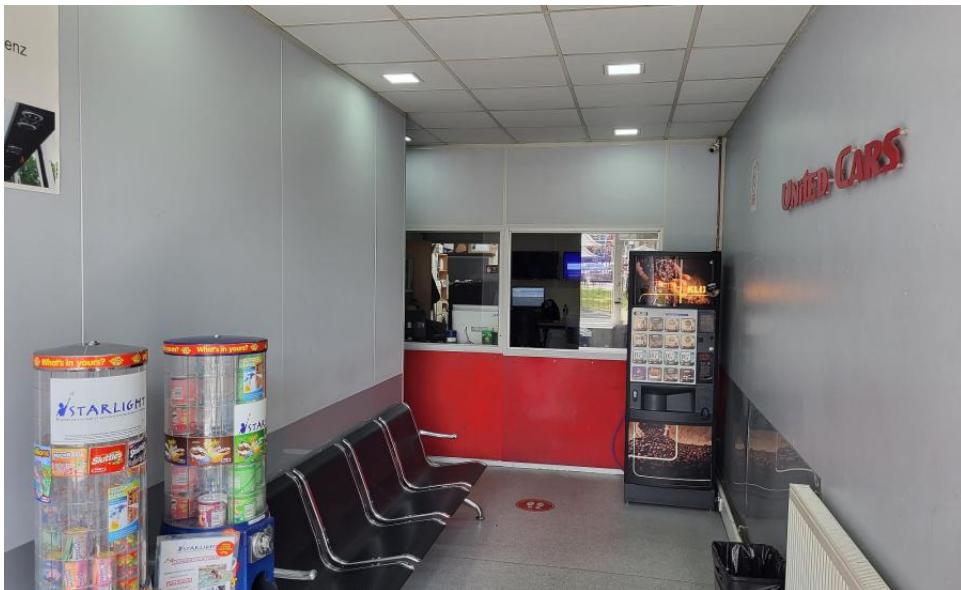
Legal Fees

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

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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