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PROPERTY PEOPLE

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LOCATION



The property forms part of Southgate Parade, a popular local parade within the suburb of Southgate between Southgate Avenue and Brighton Road and within 750ms south of Crawley Town Centre. The parade comprises 13 shops let to a good mix of multiple and local retailers.

Located in the heart of the Gatwick Diamond, Crawley is 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 premises consists of a front counter area, rear kitchen facilities, separate stores and WC. To the rear there is a yard area and a single garage.

Key Features

- Situated in popular neighbourhood parade
- Considered suitable for a variety of retail uses (STPC)

Accommodation

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

Ground Floor

1,173 sq ft (108.90 m2)

First & Second Floors

Self-contained maisonette comprising 3 bedrooms, living room, kitchen and bathroom

External

Rear yard area and a single garage.

Rent

£33,000 per annum exclusive

Rent Deposit

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

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).

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 - 82 - Retail

Rating C - 71 - Maisonette

Business Rates

Rateable Value: £17,250

Rates Payable: £8,607.75 (2025/2026)

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

Council Tax

Band 'C'

VAT

VAT will be payable on the rent applicable to the commercial
element only.

Legal Fees

Each party to be responsible for their own legal costs.

AML

A successful bidder 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
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