



LOCATION



The property occupies an excellent trading position on the corner of Queensway and The Pavement, opposite Marks & Spencer and close to Queens Square and County Mall Shopping Centre. Public car parks are close by and the bus and railway stations are within 400ms.

Queens Square and Queensway have recently benefitted from the completion of a major refurbishment of the public realm, which have greatly enhanced the local area.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

Description

A ground floor retail unit with extensive return frontage to The Pavement, which links The Boulevard and Queensway/Queens Square.

Key Features

- Prominent town centre trading position
- Considered suitable for a variety of uses (STPC)
- Extensive return frontage
- Access to rear service yard

Accommodation

The internal floor area is approximately **3,664 sq ft (340.36 sq m)**

Lease

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

Further information on application.

Rent

£75,000 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 C - 72

Business Rates

Rateable Value: £45,250

Rates Payable: £22,579.75 (2025/26)

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

VAT

VAT will be payable on the terms quoted.

Legal Fees

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

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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