



6 & 6a Southgate Parade

Southgate, Crawley, RH10 6ER

Mid-Terrace Retail/Cafe Unit with 3 Bedroom Maisonette

1,173 sq ft
(108.98 sq m)

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

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Summary

Available Size	1,173 sq ft
Rent	£31,500 per annum
Rates Payable	£7,236 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information
Rateable Value	£16,750
VAT	Applicable. VAT will be payable on the rent applicable to the commercial element only.
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

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

On behalf of Crawley Borough Council

The premises consists of a self-contained retail unit previously used for the takeaway sale of sandwiches, cakes, hot & cold drinks and for food preparation for delivered buffets with a self-contained maisonette above. The retail unit is current laid out as a front counter area, rear kitchen facilities, separate stores and WC. To the rear there is a yard area and a single garage.

Accommodation

Ground Floor
1,173 sq ft (108.90 sq m)

First & Second Floors
Self-contained maisonette comprising 3 bedrooms, living room, kitchen and bathroom

External
Rear yard area and a single garage.

Terms

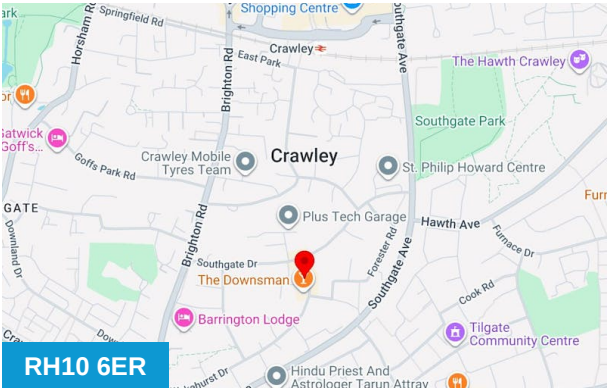
A new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed Terms & Conditions).

Rent Deposit

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

Services

Graves Jenkins has not checked and does not accept responsibility for any of the



Viewing & Further Information



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services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

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.

