



2 Grand Parade, High Street

Crawley, RH10 1BU

Prominent High Street Retail Unit (Use Class E)

1,023 sq ft
(95.04 sq m)

- Prime High Street location
- Suitable for a variety of uses (subject to all necessary consents)
- New lease - no premium
- Flexible terms available

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Summary

Available Size	1,023 sq ft
Rent	£26,250 per annum
Rates Payable	£14,364 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	£33,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

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 and a variety of bars, restaurants and other retail occupiers.

The property is situated opposite the Broadwalk, a pedestrian thoroughfare 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

Prominent ground floor lock-up shop, fitted with a modern aluminium shop front and currently comprises a front sales area, office/sales, rear office/store, kitchen and 2 x WCs. The interior accommodation could be re-configured.

Planning

It is understood the premises have planning consent for Use Class E and is therefore considered suitable for a variety of uses. Further information on application.

Specification

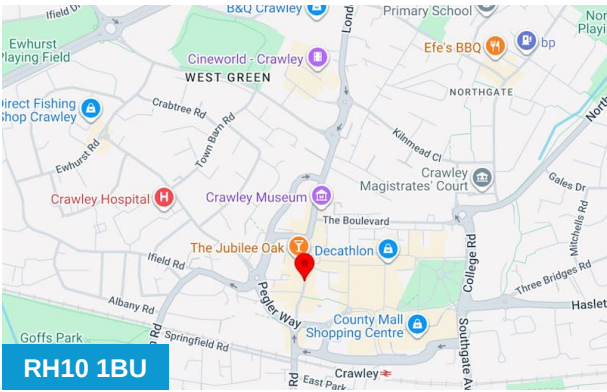
- Modern aluminium shop front
- Fitted kitchen
- Suspended ceiling and integral lighting
- 2 x WC facilities
- Electric heating

Accommodation

The accommodation comprises the following net internal areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales Area	542	50.35
Ground	Mid Office (Sales)	258	23.97
Ground	Rear Office/Store	103	9.57
Ground	Kitchen	120	11.15
Total		1,023	95.04

Terms



Viewing & Further Information



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Available on a new effectively full repairing and insuring lease for a term to be agreed up to 30 June 2036, subject to a landlord break option on 30 June 2031 if the expiry date is beyond 30 June 2031. The lease will be contracted outside the security provisions of the Landlord & Tenant Act.

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.

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 tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

