



213 Three Bridges Road

Three Bridges, Crawley, RH10 1LG

Retail/Catering Premises with residential

890 sq ft
(82.68 sq m)

- Freehold with vacant possession
- VAT not applicable
- Refurbishment/reconfiguration opportunity
- Of interest to owner occupiers/investors and developers
- On site parking for 1/2 cars

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Summary

Available Size	890 sq ft
Price	Offers in excess of £300,000
Rates Payable	£3,844.80 per annum Qualifying businesses may benefit from small business rate relief reducing the total bill payable.
Rateable Value	£8,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Location

The property is located to the eastern end of Three Bridges Road on the northern side, close to the traffic light junction with Haslett Avenue East, the latter forming one of the main roads out of the town centre of Crawley approximately 1 mile to the west.

The immediate location is mixed commercial & residential in nature with a variety of uses represented. Nearby occupiers include Geddes Chemist, Co-op Funeral Directors & Premier Convenience Store. The Stephenson Way Industrial Estate and Three Bridges mainline railway station are within a 1/4 mile.

Description

A semi-detached retail/catering unit with 2/3 bed non-self-contained maisonette above, formerly occupied by a long established Chinese takeaway business. There is on site parking for 1/2 cars and further restricted period on-street car parking is permitted at the front of the property.

Council Tax Band

'A'

Services

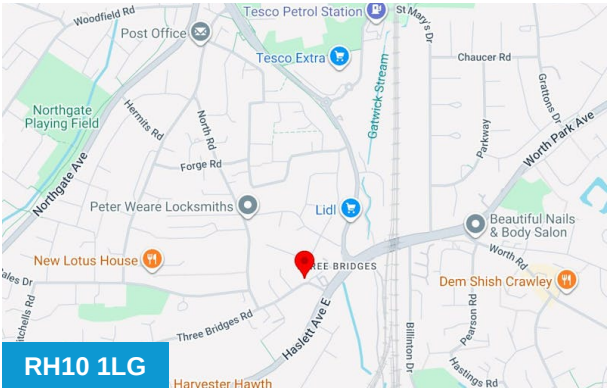
Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	425	39.48
1st	Mixed Use	134	12.45
2nd	Mixed Use	226	21
Outdoor	Lockup Garage	105	9.75
Total		890	82.68

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.



Viewing & Further Information



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