



79 & 79a Gales Drive

Three Bridges, Crawley, RH10 1QA

Retail unit & self-contained two bedroom maisonette

1,527 sq ft
(141.86 sq m)

- Rare local parade opportunity with residential above
- Suit a variety of uses (STNC)
- Excellent size proportions each floor

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Summary

Available Size	1,527 sq ft
Rent	£32,000 per annum
Rates Payable	£6,588 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	£15,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Location

The property is located in a popular local parade within the Three Bridges residential area, to the north east of Crawley town centre. The parade comprises a good mix of retail uses with a Gastro-Pub and is opposite Three Bridges Primary School. 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

The property comprises a mid-terraced ground floor lock up retail unit, which has been fully extended to the rear, together with self-contained 2 bedroom residential accommodation above. Please note that the premises are available for letting as a whole – neither the shop nor the maisonette are available separately.

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

Anti Money Laundering

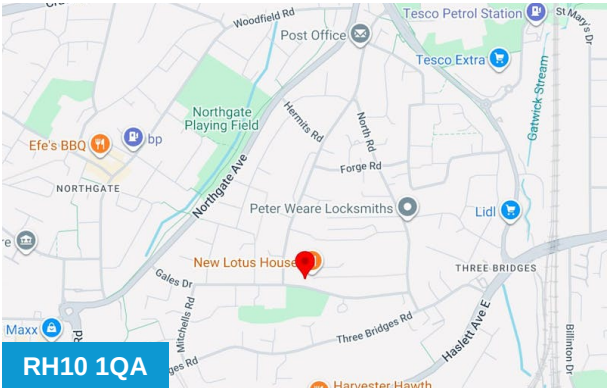
In accordance with Anti Money Laundering Regulations Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Accommodation

Floor/Unit	Description	sq ft	sq m	Tenure
Ground	-	1,527	141.86	To Let
Total		1,527	141.86	

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).



Viewing & Further Information



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