



9/9A Gossops Parade

Gossops Green, Crawley, RH11 8HH

Retail Unit and Self-Contained Maisonette in Popular Neighbourhood Parade

1,112 sq ft
(103.31 sq m)

- On the Instructions of Crawley Borough Council
- Considered suitable for a variety of uses (STPC)
- Public car parking nearby
- New lease - no premium
- Maisonette current let @ £970pcm

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Summary

Available Size	1,112 sq ft
Rent	£33,000 per annum
Rates Payable	£7,668 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	£17,750
VAT	Applicable. VAT will be payable on the commercial element only
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Location

Located within a popular local parade in the Gossops Green residential area, approximately 3 kms to the west of Crawley town centre.

The parade comprises a mix of retail users including Gossops Green Pharmacy, Top Knotts Hair Salon, Morrisons Daily, Kitchen Royale, Papa Johns Pizza, Mango's In Chinese Take-Away, Istanbul Grill, Vito Food & Wine, Deep Blue Fish & Chips, and The Windmill Public House.

Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 124,500.

Description

The premises comprise a mid-terraced lock-up shop with ancillary accommodation previously occupied as a Betting Office (Sui Generis) use. Any other use will require planning consent for a change of use. Further details on application.

There is a self-contained three bedroom upper maisonette subject to existing supplemental Tenancy Agreement expiring 3 December 2026 at a current rent of £970 per annum.

Accommodation

- Ground Floor: 1,112 sq ft (103.3 sq m)
- First & Second Floors - Maisonette comprising 3 bedrooms, living room, kitchen & bathroom. (Not inspected)
- External - Rear yard area with single garage.

Council Tax

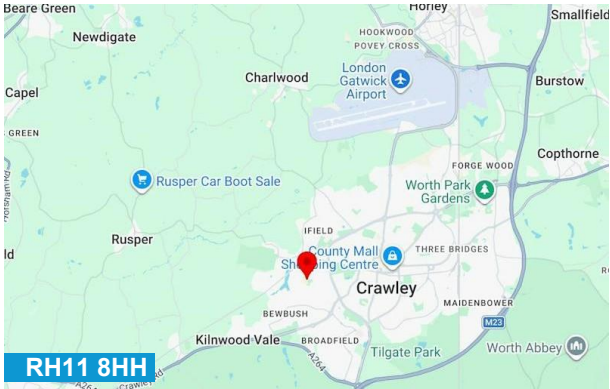
Band 'C'

Terms

The property is available as a whole (to include the maisonette) on 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.

Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required.



Viewing & Further Information



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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.