



36 High Street

Crawley, RH10 1BW

Prominent High Street Cafe/Restaurant

1,238 sq ft
(115.01 sq m)

- Lease & Business Available due to retirement
- Prominent High Street location
- Excellent finish throughout
- Fully equipped kitchen
- New commercial gas meter and pipeline installed
- Ready for assignee to start trading immediately
- Car parking space included

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Summary

Available Size	1,238 sq ft
Rates Payable	£11,664 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	£27,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

Location

The property is situated on the west side of the High Street towards the southern end, where nearby occupiers include various retailers, Estate/Letting agents, bars and restaurants etc.

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 10km radius.

Description

Mid-terraced ground floor full fitted cafe / restaurant premises. High footfall with High Street frontage. Internally, the premises are fitted to an good standard, with open plan seating to the front, counter / bar, separate more secluded seating areas to the middle, fully equipped commercial kitchen area and 2 male and female WCs to the rear. There is also rear access leading to a demised car parking space.

Accommodation

The net internal floor area, measured in accordance with the RICS Code of measuring Practice is calculated as follows:

Floor/Unit	Description	sq ft	sq m
Ground	Front sales area	560	52.03
Ground	Rear ancillary areas	678	62.99
Total		1,238	115.02

Terms

Lease - Available by way of a lease assignment. The lease is drafted on a full repairing and insuring basis for a term of 10 years from 10/04/25 and therefore expiring 09/04/35.

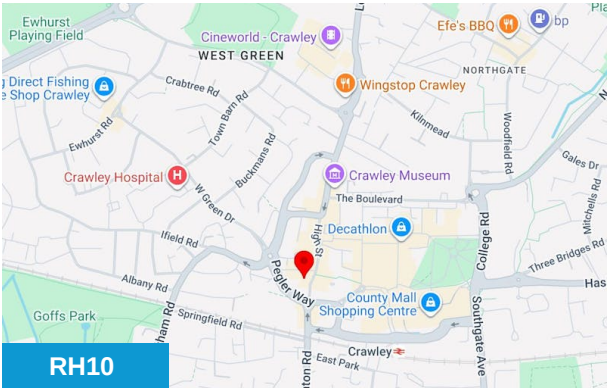
The rent is subject to review on 10/04/30 The lease is granted inside the security of tenure provisions of the Landlord and Tenant Act 1954 and there is a tenant only break option on 10/04/30. A copy of the Lease is available upon request.

Rent

£26,000 per annum exclusive

Premium

There will be a lease premium payable by the assignee to the assignor of (£110,000) for the benefit of the lease goodwill and agreed list of fixtures & fittings.



Viewing & Further Information



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A copy of the list of fixtures and fittings is available upon application.

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.



