graves jenkins
PROPERTY PEOPLE

To Let

11-13 Queensway

Crawley, RH10 1EB

Town Centre Retail Unit

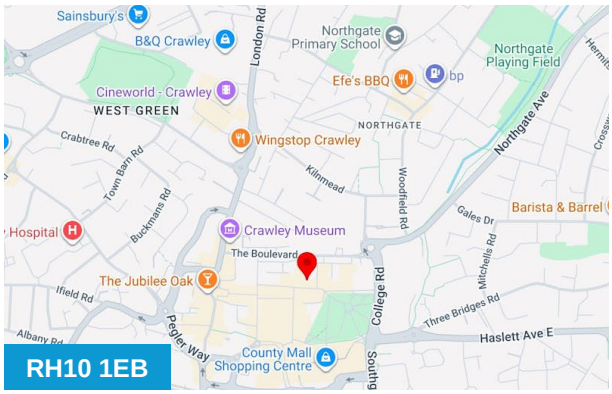
2,850 sq ft
(264.77 sq m)

- Prominent town centre trading position
- New lease - no premium
- Suitable for a variety of alternative uses (STPC)
- Access to rear service yard

11-13 Queensway, Crawley, RH10 1EB

Summary

Available Size	2,850 sq ft
Rent	£58,500 per annum
Rates Payable	£20,196 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	£46,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (32)



Location

The property occupies a excellent trading position close to Queens Square and County Mall Shopping Centre. Public car parks are close by and the bus and railway stations are within 400ms.

Queens Square and Queensway have benefitted from the completion of major upgrades to the public realm which have greatly enhanced the local shopping area.

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

A ground floor lock-up retail unit with prominent shop front and rear service yard access.

Accommodation

The accommodation comprises the following net interal areas:

Floor/Unit	sq ft	sq m
Ground	2,850	264.77
Total	**2,850**	**264.77**

Terms

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further information on 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.

Viewing & Further Information

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