graves jenkins
PROPERTY PEOPLE

For Sale



4A Ifield Road

Crawley, RH11 7AP

Freehold Retail Investment

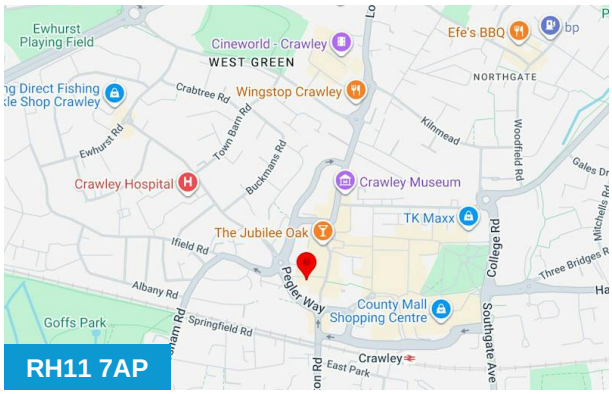
429 sq ft
(39.86 sq m)

- Let to Amma Ventures Limited t/a Emparo
- Rental Income - £18,000 pax
- Hot food take-away use
- Approximately 8 year unexpired
- VAT not applicable

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Summary

Available Size	429 sq ft
Price	£199,000
Rates Payable	£5,508 per annum Small business rate relief may apply.
Rateable Value	£12,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)



Viewing & Further Information



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Location

The property is situated on the south side a small retail parade (part pedestrianised) just off the High Street, which provides a good mix of retail, restaurant, leisure, financial and professional service occupiers.

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 118,000.

Description

The property comprises a compact ground floor shop with rear area and a first floor storage/preparation room and cloakroom, benefitting from A5 (hot food takeaway) use.

Lease

Let to Amma Ventures Limited on a 15 year full repairing and insuring lease expiring 26 September 2034. A purchase at this level would show an initial net yield of 8.79% allowing for purchasing costs of 2.89%.

Price

£199,000 for the freehold interest subject to the existing lease.

Rental Income

£18,000 per annum exclusive.

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

The accommodation comprises the following net internal areas:

Floor/Unit	sq ft	sq m
Ground	278	25.83
1st	151	14.03
Total	**429**	**39.86**

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 will be required to provide satisfactory proof of identity and address

before solicitors are instructed.

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