graves jenkins
PROPERTY PEOPLE

To Let



Unit 1, 6-14 High Street

Crawley, RH10 1BN

Prominent Town Centre Retail/Restaurant Unit (E Class)

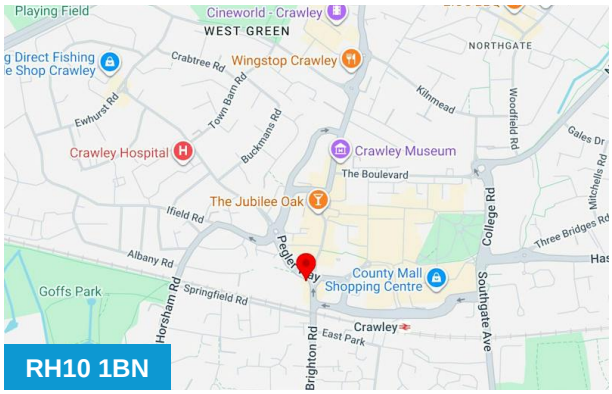
1,625 sq ft
(150.97 sq m)

- New lease - no premium
- Prominent town centre location on restaurant/leisure circuit
- Extensive frontage
- Secure parking space
- Immediately available

Unit 1, 6-14 High Street, Crawley, RH10 1BN

Summary

Available Size	1,625 sq ft
Rent	£30,000 per annum
Rateable Value	£33,250 Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)







Location

The property is situated in a prominent location on Pegler Way, towards the southern end of the High Street, within the predominant bar and restaurant district of the town, close to an Asda Superstore and McDonalds and adjacent to Zafron restaurant/takeaway.

Other nearby occupiers include Wildwood, Prezzo, Taj Mahal Indian Restaurant, Da Nicos Italian Restaurant and The George Hotel, Octopus and The Hive Cocktail Bar.

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 124,500.

Description

The premises comprise a ground floor lock-up retail unit/restaurant (previously t/a Deccan Cuisine) with fitted commercial kitchen/extraction and providing approximately 70 covers situated in a prime High Street location, close to other restaurants, bars etc.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,625	150.97
Total	**1,625**	**150.97**

Terms

The premises are available on a new, effectively full repairing lease on terms to be agreed. Further details 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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