



7 Church Walk

Crawley, RH10 1HH

Town Centre Salon/Retail Unit

542 sq ft
(50.35 sq m)

- Currently fitted as a hairdressing salon
- Considered suitable for a variety of other uses
- Popular pedestrian thoroughfare
- New lease - flexible terms
- Business goodwill and fixtures/fittings available

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Summary

Available Size	542 sq ft
Rent	£19,500 per annum
Rates Payable	£3,888 per annum Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£9,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (29)

Location

The premises are situated in Church Walk, a popular pedestrian thoroughfare linking High Street and Broadway/Haslett Avenue and County Mall shopping centre beyond. Crawley is located approximately 49 kms (30 miles) south of London, accessed via Junction 10 of the M23 motorway. Gatwick Airport is located within 6 kms (3.5 miles) to the north.

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

The property comprises a lock-up air conditioned retail unit currently fitted out as a ladies hairdressing salon with a reception area, salon (7 cutting stations and 2 wash stations), kitchen and cloakroom.

The current tenant's business goodwill and fixtures/fittings are available by separate negotiation, if required. Alternatively the unit will be cleared prior to completion of the new lease ready for the ingoing tenants fit out as required. Further details on application.

The premises are considered suitable for a variety of uses, subject to all necessary consents.

Accommodation

The accommodation comprises the following approximate net internal areas:

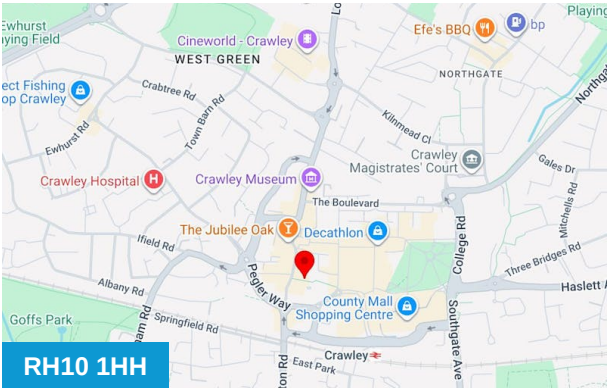
Floor/Unit	Description	sq ft	sq m
Ground	Reception/Entrance	105	9.75
Ground	Salon/Sales Area	380	35.30
Ground	Kitchen	57	5.30
Total		542	50.35

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Premium

Premium offers are invited for the benefit of business goodwill and fixtures, fittings and



Viewing & Further Information



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equipment if required. 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.

