graves jenkins
PROPERTY PEOPLE

Lease Assignment



10 Tilgate Parade

Tilgate, Crawley, RH10 5EQ

Retail unit with s/c maisonette in popular neighbourhood parade

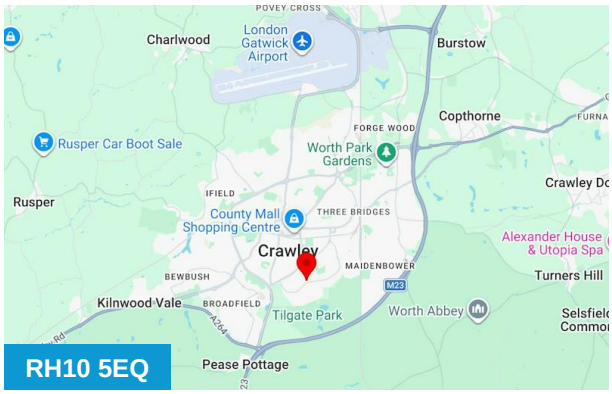
1,222 sq ft
(113.53 sq m)

- Popular neighbourhood parade
- Considered suitable for a variety of uses (STPC)
- Maisonette currently let at at £1,500 pcm
- Premium offers invited for the benefit of the lease

10 Tilgate Parade, Tilgate, Crawley, RH10 5EQ

Summary

Available Size	1,222 sq ft
Passing Rent	£31,200 per annum
Rates Payable	£7,344 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	£17,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)







Location

The property is situated towards the middle of Tilgate Parade, a busy neighbourhood shopping parade comprising 20 retail units and a Public House situated approximately 1.5 miles to the south of Crawley town centre. The parade provides a good mix of multiple, regional and local retailers including Co-op, Forbuoys, Lloyds Chemist, Three Cooks, Corals, Pizza A Go Go and Cinnamon Indian Restaurant.

Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 124,500.

Description

A lock-up shop unit with rear garage, yard and parking for 3 cars. There is a 3 bedroom maisonette with kitchen, living room and bathroom newly let on an assured periodic tenancy at a current rent of £1,500 pcm

Use

The permitted use is a Recruitment Agency. However it is considered that the premises could be suitable for a variety of different uses, subject to all necessary consents being obtained. Further information on application.

Accommodation

The accommodation comprises the following net areas:

Floor/Unit	sq ft	sq m
Ground	1,222	113.53
Total	**1,222**	**113.53**

Terms

Available by assignment of the current lease. Premium offers invited for the benefit of the lease.

Lease

Held on a FR&I lease expiring 11 June 2029 at a current rent of £31,200 per annum exclusive without further review.

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.

Rent deposit

Viewing & Further Information



David Bessant
01293 401040 | 07767 422530
bessant@graves-jenkins.com



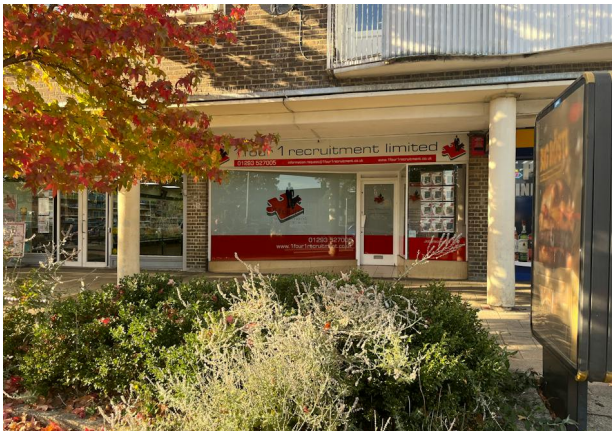
Connor McTigue
01293 401040 | 07512 542955
mctigue@graves-jenkins.com

Please note that a 6 month rent deposit (plus VAT) will be required.

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.

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