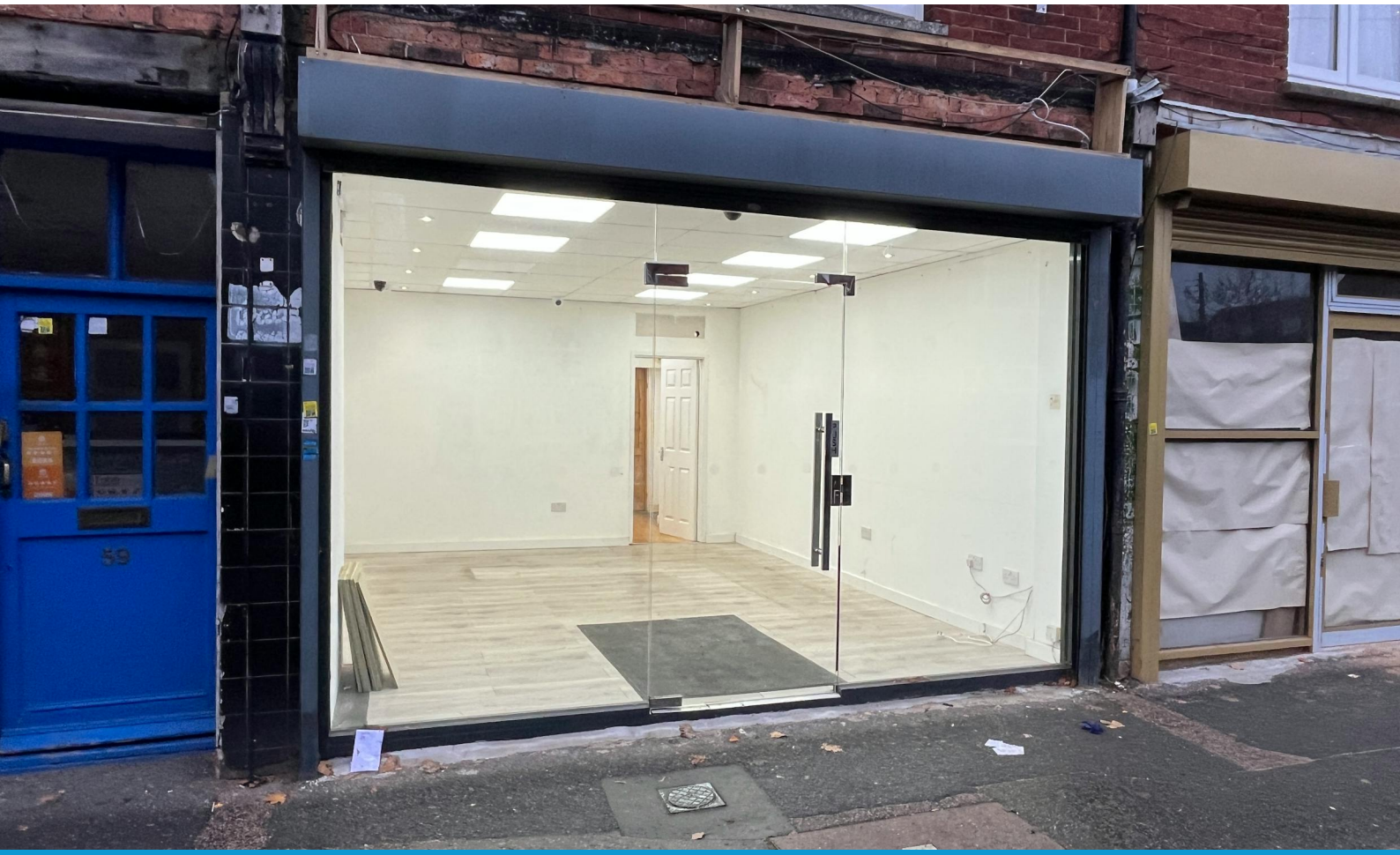
graves jenkins
PROPERTY PEOPLE

To Let



57 Ifield Road

Crawley, RH11 7AS

Retail Unit (Class E)

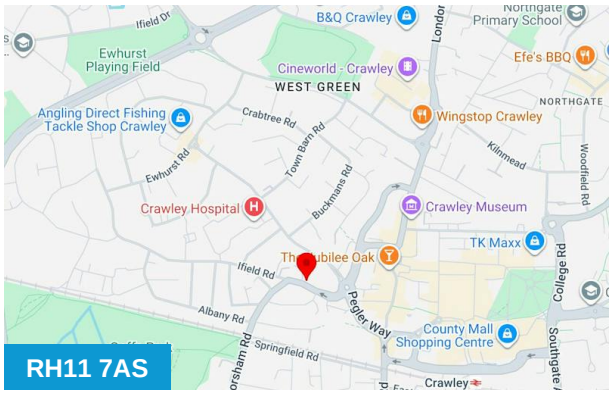
328 sq ft
(30.47 sq m)

- Close to Town Centre
- On street car parking
- Considered suitable for a variety of uses subject to necessary agreements
- New lease - No premium
- Flexible term available

57 Ifield Road, Crawley, RH11 7AS

Summary

Available Size	328 sq ft
Rent	£15,000 per annum
Rates Payable	£4,968 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	£11,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)







Location

The property is located in a small retail parade on Ifield Road, a short distance from an Asda Superstore and Crawley Hospital. The town centre and County Mall shopping centre, bus and railway stations, are all within 500m.

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

A ground floor lock-up retail unit use, with full height glazed shop front, considered suitable for a variety of different retail use, subject to all necessary consents.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	328	30.47
Total	**328**	**30.47**

Terms

Available on a new effectively full repairing and insuring lease on terms to be agreed.

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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