



6 - 10 Queensway

Crawley, RH10 1EJ

## Large town centre retail unit (Use Class E)

4,860 sq ft  
(451.51 sq m)

- Prominent town centre trading position
- New lease - no premium
- Suitable for a variety of uses (Use Class E)
- Extensive shop frontage
- Rear access/loading

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## Summary

<b>Available Size</b>	4,860 sq ft
<b>Rent</b>	£85,000 per annum
<b>Rates Payable</b>	£37,740 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£68,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (78)

## Location

The property occupies an excellent trading position close to Queens Square and County Mall Shopping Centre. The Memorial Gardens and public car parks are close by and the bus and railway stations are within 400ms.

Queens Square and Queensway have benefitted from the completion of a major refurbishment of the public realm in recent years, which have greatly enhanced the local shopping area.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equidistant between London and Brighton with a current population of approximately 106,000 extending to over 160,000 persons within a 10kms radius.

## Description

A ground floor lock-up retail unit with extensive frontage and rear access for deliveries etc.

## Lease

Available on a new effectively full repairing and insuring lease for a term to be agreed. Further information 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.

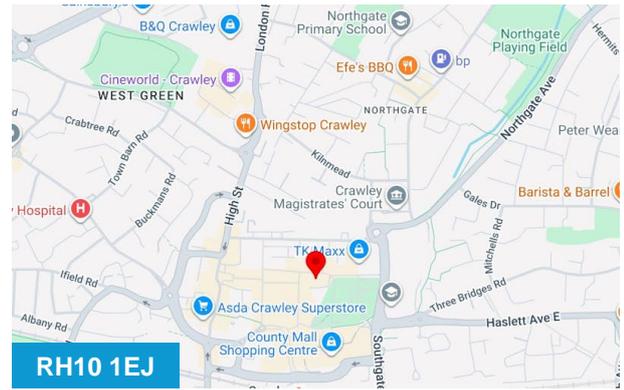
## Accommodation

The approximately gross internal floor area is as follows (to be verified on completion of proposed re-configuration works).

Floor/Unit	sq ft	sq m
Ground	4,860	451.51
<b>Total</b>	<b>4,860</b>	<b>451.51</b>

## 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 or tenants will be required to provide satisfactory proof of identity and



## Viewing & Further Information



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