



## 9 & 9a Grand Parade

High Street, Crawley, RH10 1BU

### Ground floor retail unit with 3 bed maisonette above

1,299 sq ft  
(120.68 sq m)

- A mix of carpet and lino throughout
- Ceiling grid and tiles, with a mix of LED and strip lighting
- Air conditioning
- Timber double glazed windows
- Wall mounted power / data cabling
- Timber / glazing frontage

# 9 & 9a Grand Parade, High Street, Crawley, RH10 1BU

## Summary

<b>Available Size</b>	1,299 sq ft
<b>Rates Payable</b>	£24,825.25 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>	£49,750
<b>Service Charge</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property is a three storey mid-terraced mixed use building. The ground floor retail space can be made open plan and incorporates a separate office, kitchen and WC facilities. The first floor is a three bedroom maisonette with separate kitchen and living room. There is also a rear forecourt suitable for off street parking.

## Location

The property is situated in a prominent trading position on the west side of Grand Parade, within the central section of the High Street. Nearby occupiers including Cubitt & West, Leaders, KFC, Prezzo, and a variety of bars, restaurants and other retail occupiers. The property is close to Queens Square, the Pavilion retail development and County Mall Shopping Centre.

The property is opposite the Broadway which leads through to Queens Square, The Martlets and County Mall Shopping Centre. 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 10kms radius.

## Planning

We understand the ground floor falls within sui generis taxi office use of the Use Class Order 2020. The first and second floors maisonette benefits from Class C2 dwelling use.

## 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.

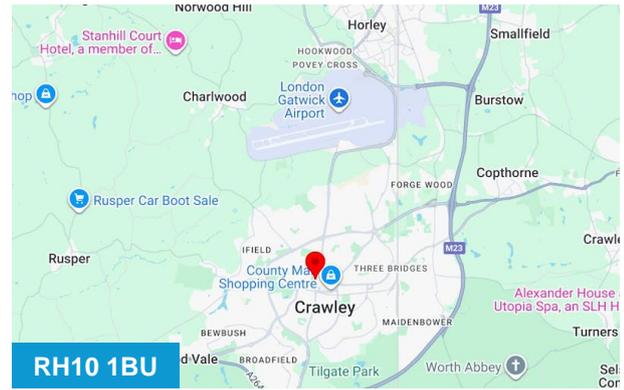
## Accommodation

The approximate net internal floor areas are as follows:

Name	sq ft	sq m
Ground	1,012	94.02
Ground - Office	287	26.66
<b>Total</b>	<b>1,299</b>	<b>120.68</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 address before solicitors are instructed.



## Viewing & Further Information



### David Bessant

01293 401040 | 07767 422530

[bessant@gravesjenkins.com](mailto:bessant@gravesjenkins.com)



### Stephen Oliver

01293 401040 | 07786 577323

[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)

