



39 High Street

Crawley, RH10 1BQ

## Prominent High Street Retail/Office Building

1,454 sq ft  
(135.08 sq m)

- Flexible Class E accommodation suitable for a range of uses
- High Street frontage
- Attractive character features
- WC facilities & kitchenette
- Self-contained upper floors
- Of interest to investors and owner occupiers

## Summary

<b>Available Size</b>	1,454 sq ft
<b>Price</b>	Offers in the region of £425,000
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (56)

## Location

The property is situated in a prominent position on Crawley High Street in an attractive setting close to St John's Church. Nearby there is a mix of retail occupiers, estate agents, financial services and a variety of restaurants.

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 10km radius.

## Description

A prominent end of terrace Grade II Listed converted retail/office building with frontage to High Street and side access. The property is configured as ground floor shop with rear kitchenette and further offices and cloakrooms to the upper floors.

The upper floors are self-contained and could be occupied separately.

## Planning

It is understood that the premises have planning consent for Use Class E. Possible uses include retail, office, cafe and education/training amongst others.

## Business Rates

Ground

Rateable Value: £22,250

Rates Payable: £9,612

1st & 2nd Floors:

Rateable Value: £5,800

Rates Payable: £2,505.60

Small business rate relief could be available for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## EPCs

Rating B - 46 - Ground Floor

Rating C - 56 - 1st & 2nd Floors

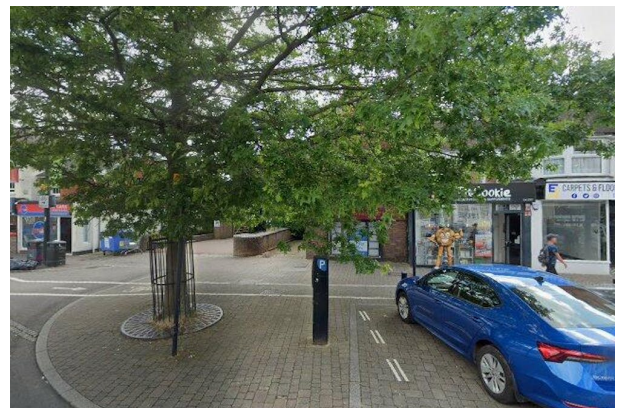
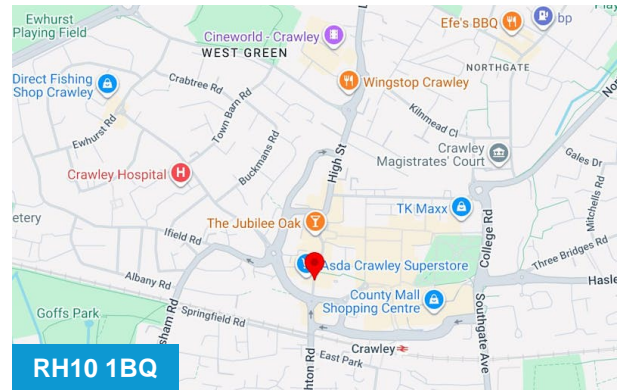
## Services

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 accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
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## 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)

Ground	622	57.79
1st	497	46.17
2nd	335	31.12
<b>Total</b>	<b>1,454</b>	<b>135.08</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.

