FOR SALE

RETAIL INVESTMENT OPPORTUNITY
153.64 SQ M (1,654 SQ FT)

26 Broad Walk, Crawley, RH10 1HQ



T: 01403 264259 | crickmay.co.uk

Summary

Available Size	1,654 sq ft
Price	Offers in excess of £350,000
Business Rates	A Rateable Value of £34,500
EPC Rating	C (70)

Location

The property occupies a prominent town centre position within Crawley's established retail and commercial district. The Broad Walk forms one of the town's principal pedestrianised shopping thoroughfares. There are a number of national and independent retailers nearby, such as Iceland, Cake Box and Cash Converters.

Description

The property comprises a ground floor retail unit, currently operating as a hair salon. The accommodation is arranged predominately as open plan retail space, benefitting from an attractive glazed frontage providing excellent natural light. To the rear of the ground floor is a kitchenette, storage accommodation and WC facilities. The first floor provides office space, accessed via an internal staircase. Externally, the property benefits from a single garage to the rear, together with a loading area and unrestricted parking nearby.

Specification

- Suspended ceiling with inset spot lighting
- Fire alarm and emergency lighting throughout
- LVT wood effect flooring
- Air conditioning

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor Retail	827	76.83
Ground Floor Kitchen/Storage	264	24.53
First Floor Office/Storage	563	52.30

Tenure

The property is available by way of the freehold interest, subject to the existing tenancies. The ground and first floors are let under a single FRI lease (subject to photographic schedule of condition) for a term of 10 years, producing a rental income of £30,000 per annum exclusive. There is an open market, upward rent review in November 2027 in addition to a tenant only break option. The tenant must pay a fair proportion of the service charge. The 2nd floor flat has been sold off on a long leasehold interest for a term of 125 years from 2014 at an initial ground rent of £100, which is to increase by £150 every 15 years. The flat tenant is responsible to contribute 20% towards the Landlord's cost of maintaining the exterior and common parts of the property.

VAT

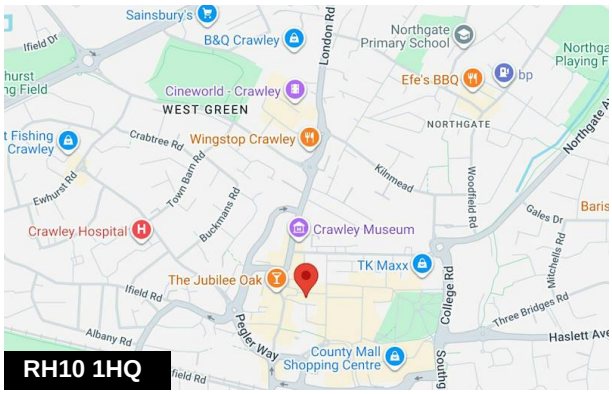
VAT is understood not to be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.







Viewing & Further Information



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Regulated by RICS

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.







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