



9 Broadwalk
Crawley, RH10 1HJ

Town Centre retail unit

1,105 sq ft
(102.66 sq m)

- New lease - no premium
- Busy town centre location
- Parking available @ £900pa
- Considered suitable for a variety of uses (Use Class E)

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Summary

Available Size	1,105 sq ft
Rent	£32,000 per annum
Rates Payable	£13,098.75 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk to verify this information.
Rateable Value	£26,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Location

The property is situated in a prominent trading location on the northern side of Broadwalk, a busy town centre pedestrian thoroughfare and retail pitch linking the High Street with The Broadway and Queens Square and the Martlets beyond.

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, extending to over 160,000 persons within a 10kms radius.

Description

A mid-terrace lock-up ground floor retail unit with rear access for deliveries etc.

Services

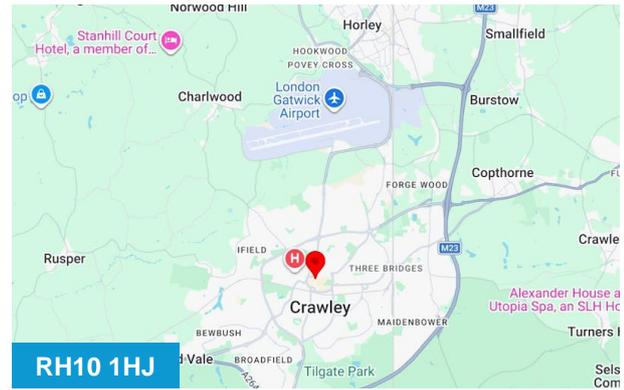
Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Terms

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

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



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