



5 High Street
Crawley, RH10 1BH

Ground Floor Retail & Residential Investment Sale

1,042 sq ft
(96.80 sq m)

- Rare freehold sale
- Suits investors and owners occupiers
- Versatile accommodation

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Summary

Available Size	1,042 sq ft
Price	Offers in excess of £325,000
Rates Payable	£8,857.25 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	£17,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (43)

Location

The property is located to the southern end of the High Street, which provides a good mix of retail, restaurant, leisure and financial & professional service occupiers. The Town Centre, County Mall Shopping Centre, Bus Station and Railway Station are all within a short walking distance.

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.

Description

The premises comprises a mid-terraced, three storey mixed use building, located on the east side of the High Street within Crawley town centre. The ground floor front (commercial) is open plan and fitted to a high standard with separate offices, storage, kitchen and WC to the rear of the same. There is a one bedroom flat to the rear with self-contained access at the back of the property, which is let on an Assured Shorthold Tenancy. The upper floors comprise three flats, which are sold off on long-leases. There is no parking included with the property.

Tenure

Freehold, subject to vacant possession of the commercial part. The remainder being subject to an AST and three long leasehold interests.

Services

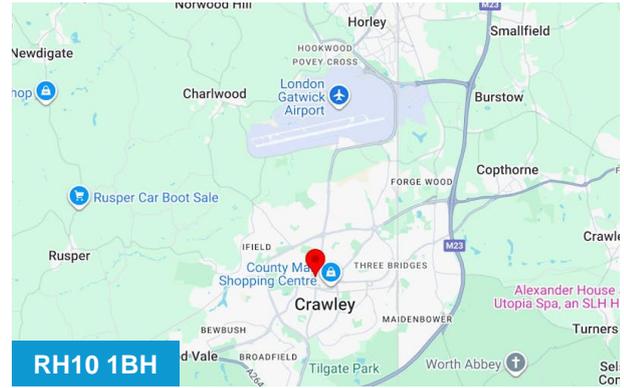
Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Commercial	1,042	96.80
Ground	Residential	426	39.58
Total		1,468	136.38

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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