



1-3 Kingsland Court

Three Bridges Road, Crawley, RH10 1HL

Retail / Cafe

1,917 sq ft
(178.10 sq m)

- 1 allocated car parking space available
- Considered suitable for a variety of uses STP
- Operated as a café currently with extraction fitted
- Splits available, by negotiation

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Summary

Available Size	1,917 sq ft
Rent	£35,000 per annum
Rates Payable	£12,724.50 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	£25,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

A ground floor retail unit with prominent frontage to Three Bridges Road to the east of Crawley town centre, available on a new lease. The premises are previously occupied as a Cafe but are considered suitable to accommodate a variety of uses subject to necessary consents.

Location

Kingsland Court is prominently and conveniently located on the southern side of Three Bridges Road at the junction with Jubilee Walk less than 1 mile to the east of Crawley town centre.

Junction 10 of the M23 motorway is approximately 1 mile distant offering direct access to Gatwick Airport and the M25 to the north and Brighton to the south. Three Bridges mainline railway station is nearby providing direct access to Gatwick Airport, London and the south coast.

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.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Tenure
Ground	Retail	1,917	178.10	To Let
Total		1,917	178.10	

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.



Viewing & Further Information



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