



6 & 6a Southgate Parade

Southgate, Crawley, RH10 6ER

Mid-Terrace Retail/Cafe Unit With 3 Bedroom Maisonette

1,173 sq ft
(108.98 sq m)

- Situated in popular neighbourhood parade
- Considered suitable for a variety of retail uses (STPC)

6 & 6a Southgate Parade, Southgate, Crawley, RH10 6ER

Summary

Available Size	1,173 sq ft
Rent	£33,000 per annum
Rates Payable	£8,607.75 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	£17,250
VAT	Applicable. VAT will be payable on the rent applicable to the commercial element only.
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

The premises consists of a front counter area, rear kitchen facilities, separate stores and WC. To the rear there is a yard area and a single garage.

Location

The property forms part of Southgate Parade, a popular local parade within the suburb of Southgate between Southgate Avenue and Brighton Road and within 750ms south of Crawley Town Centre. The parade comprises 13 shops let to a good mix of multiple and local retailers.

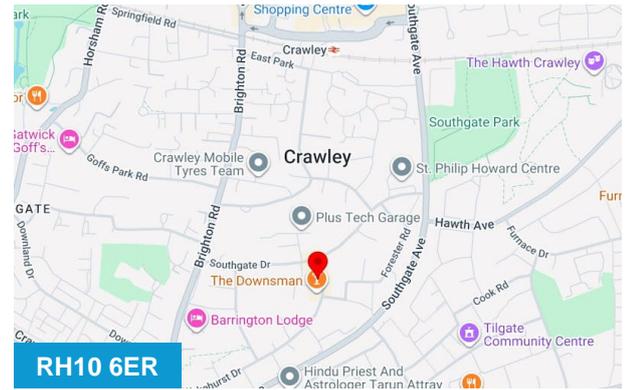
Located in the heart of the Gatwick Diamond, Crawley is vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

Rent Deposit

Please note that a 6 month rent deposit (plus VAT) will be required as a standard condition of any letting.

Lease

A new full repairing and insuring lease for a term to be agreed. The lease will be based on the Council's standard commercial lease (subject to appropriate alterations to reflect agreed Terms & Conditions).



Viewing & Further Information



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