



19-21 Queensway

Crawley, RH10 1EB

Town Centre Retail Unit

3,664 sq ft
(340.40 sq m)

- Prominent town centre trading position
- Considered suitable for a variety of uses (STPC)
- Extensive return frontage
- Access to rear service yard

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Summary

Available Size	3,664 sq ft
Rent	£75,000 per annum
Rates Payable	£22,579.75 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	£45,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Location

The property occupies an excellent trading position on the corner of Queensway and The Pavement, opposite Marks & Spencer and close to Queens Square and County Mall Shopping Centre. Public car parks are close by and the bus and railway stations are within 400ms.

Queens Square and Queensway have recently benefitted from the completion of a major refurbishment of the public realm, which have greatly enhanced the local area.

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

Description

A ground floor retail unit with extensive return frontage to The Pavement, which links The Boulevard and Queensway/Queens Square.

Lease

Available on a new effectively full repairing and insuring lease on other terms to be agreed. Further information on application.

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.

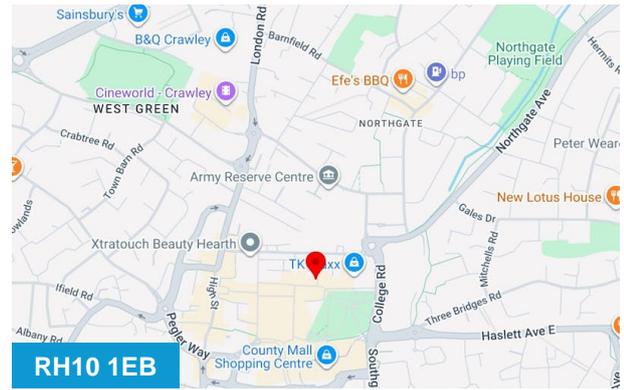
Accommodation

The internal floor area is approximately:

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	3,664	340.40
Total		3,664	340.40

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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