graves jenkins
PROPERTY PEOPLE

For Sale

159 Three Bridges Road

Three Bridges, Crawley, RH10 1JT

Ground floor lock-up shop with a S/C 2 bedroom flat above

821 sq ft
(76.27 sq m)

- Asset management opportunity
- Rare freehold interest opportunity
- Mixed use building
- Commercial lease on the whole
- 6 parking spaces (in tandem) allocated
- Reversionary opportunity

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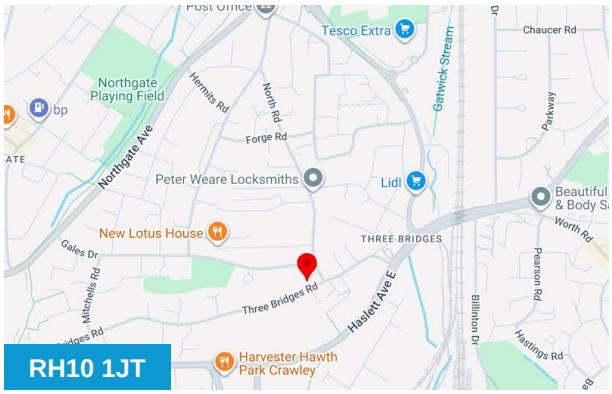
Summary

Available Size	821 sq ft
Rates Payable	£4,191.60 per annum Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information
Rateable Value	£8,400
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)



Description

A semi-detached 2-storey mixed-use building comprising a ground floor lock up shop with self-contained 2 bedroom flat above. The ground floor retail unit offers a sales area, store room and cloakroom with separate WC at the rear. There is also an externally accessed lean-to store with timber double doors to Three Bridges Road and a single timber door at the rear. The self-contained first floor 2 bedroom flat comprises a reception room, kitchen, bathroom and separate WC. There is also off-street parking for 6 vehicles in tandem.

Location

The subject property is situated on the north side of Three Bridges Road close to the traffic light junction with Haslett Avenue East, the latter forming one of the main roads out of the town centre of Crawley approximately 1 mile to the west.

The immediate location is mixed commercial & residential in nature with a variety of uses represented. Nearby occupiers include Geddes Chemist, Co-op Funeral Directors & Premier Convenience Store. The Stephenson Way Industrial Estate and Three Bridges mainline railway station are within a 1/4 mile.

Existing Lease

There is a Lease in place demising the whole of the premises to one tenant – a private individual. The date of the full, repairing and insuring lease is 6th December 2021 for a contractual term of 10 years, therefore expiring 5th December 2031, with a upward only market rent reviews every 4 years of the term. The passing rent is £16,250 per annum exclusive, payable quarterly in advance. The permitted use is for uses within Class E(a) and (b) of the Use Class Order 2020.

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.

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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