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TO LET

PRIME - HIGH STREET RETAIL UNIT

958 SQ FT (89 SQ M)

7 Grand Parade, High Street, Crawley, West Sussex, RH10 1BU

DESCRIPTION

The property comprises a ground floor retail shop with a glazed shopfront window. To the rear are customer WCs as well as staff WCs and kitchen. There is one car parking space to the rear.

LOCATION

The property is situated adjacent to Wetherspoons Jubilee Oak on the High street. Opposite Broadwalk which leads through to Queens Square, The Martlets, and County Mall Shopping Centre. Nearby occupiers include Prezzo, Corals, Leaders, KFC and Turtle Bay.

ACCOMMODATION

	SQ FT	SQ M
Ground floor sales area	958	89

RENT

A new fully repairing and insuring lease is available at a commencing rent of £32,000 per annum exclusive, subject to rent review at the appropriate intervals. Potential for 3 bedroom maisonette over the shop to be included.

AMENITIES

- Large glass frontage
- Recently refurbished to a high specification
- High footfall location
- Situated in a central position in the town

RATES

The current Rateable Value of the property is £41,750

VAT

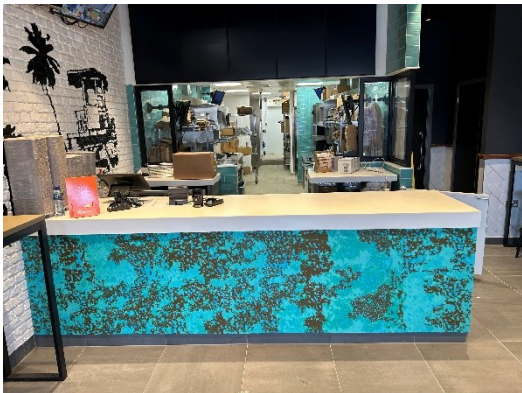
VAT may be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

C



VIEWINGS – 01273 876200

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@SHWProperty

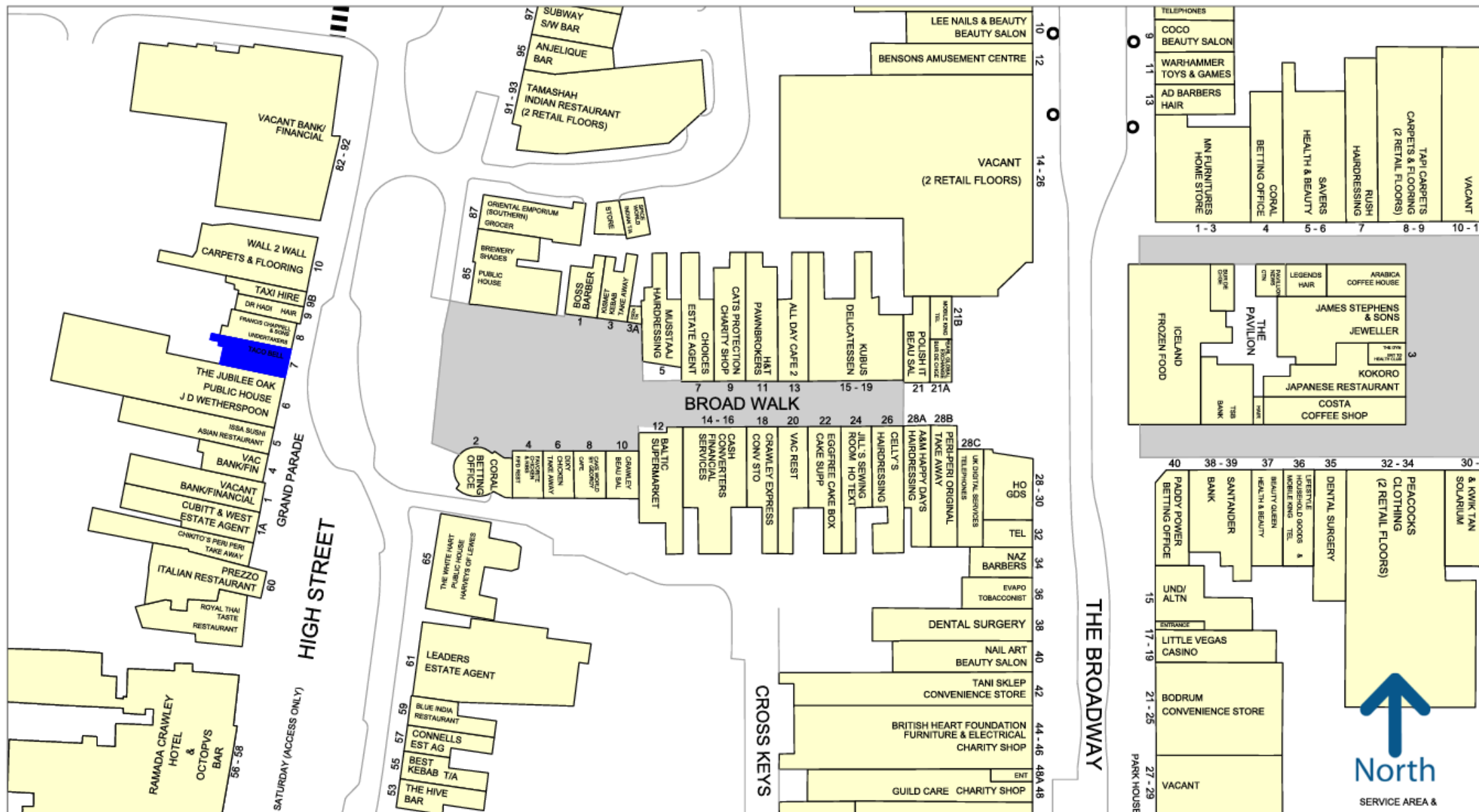


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