

## Rent | £45,000 PAX



## LOCATION

Crawley is located near the M23, just 30 miles south of London and 20 miles north of Brighton.

The property is located in Crawley Town Centre, a stones throw away from the entrance to County Mall - Crawley's main shopping centre. Nearby occupiers include McDonalds, Sports Direct, Specsavers, Pret A Manger and Kings Gym. There is also an Asda superstore within a 5 minute walk.

## DESCRIPTION

The property is arranged over ground, first and second floors. The ground floor is primarily retail space, with customer staircase to the front and staff staircase to the rear. There is also rear access on the ground floor with shared unloading space. The first floor is split between retail space and storage, with staff toilets. The second floor offers additional storage.

## ACCOMODATION

The property has the following approximate dimensions and area:

Area	SQ FT	SQ M
Ground Floor Retail	1790	166.30
First Floor Retail	1518	142.03
First Floor Storage	277	25.73
Second Floor Storage	928	86.21
Total Floor Area	4513	419.27

## LEASE TERMS

A new FRI lease is available with terms to be agreed.

## RENT

£45,000 PAX

## RATES

We have been advised that the Rateable Value is £47,500 (2017).

## EPC

An EPC certificate is being prepared and will be available shortly.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## VAT

VAT may be chargeable on the terms quoted.



## VIEWINGS

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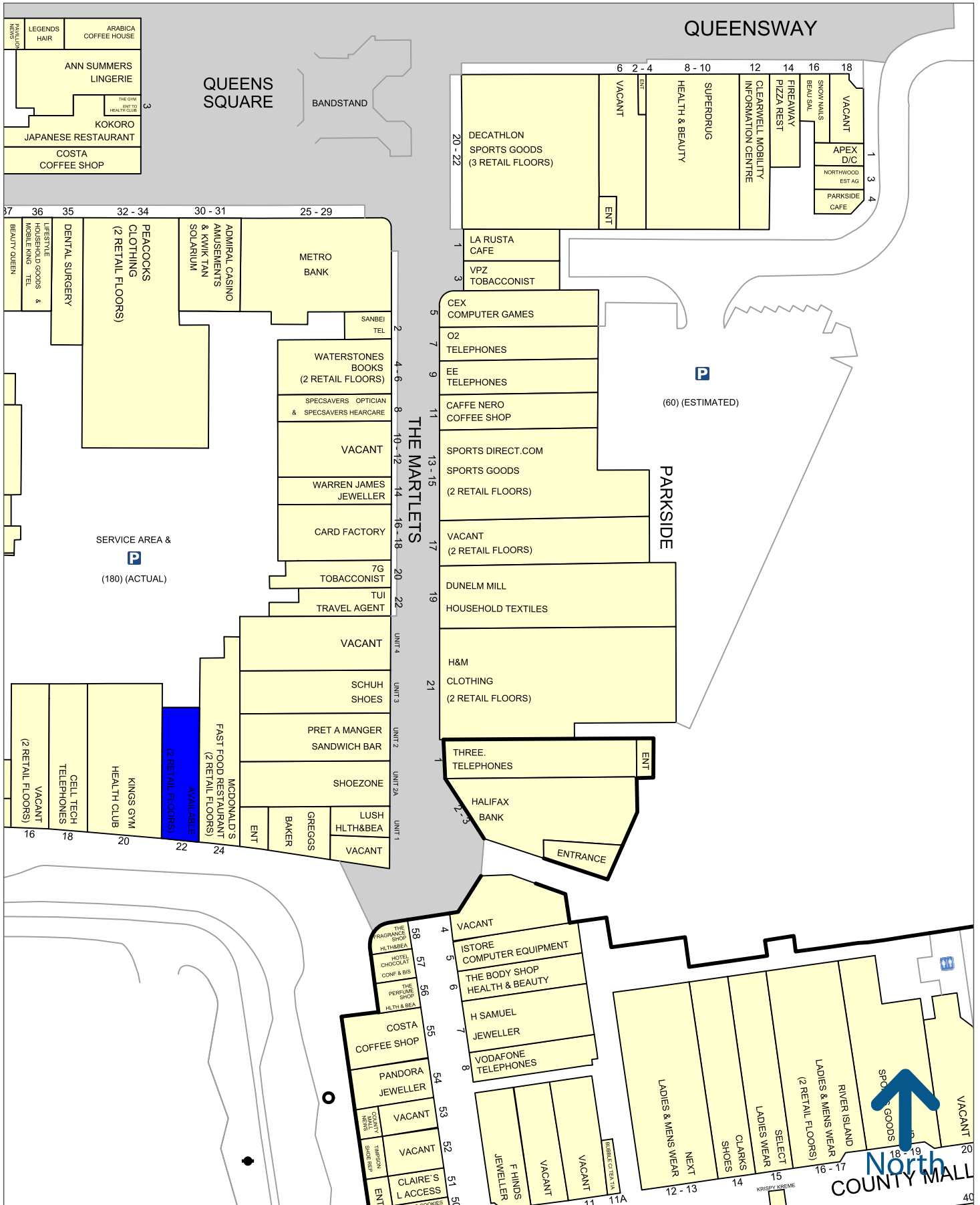
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50 metres

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