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TO LET

RETAIL UNIT – 1,536 SQ FT (142.70 SQ M)
31 The Broadway, Crawley, West Sussex, RH10 1HD

DESCRIPTION

The property comprises a large ground floor sales area, mezzanine currently configured as a café, W/C facilities and fire escape to the rear. The property also benefits from a suspended ceiling, recessed LED lighting and large glass shop frontage.

LOCATION

The premises occupy a prominent position on The Broadway in Crawley close to the junction with Queens Square, Boulevard, Broadwalk and High Street. Nearby occupiers include Mansell Mctaggart, Kokoro, Mcdonalds, Taj the Grocer and Kings Gym.

ACCOMMODATION

	SQ FT	SQ M
Ground floor sales area	1,042	96.87
Mezzanine	494	45.90
TOTAL	1,536	142.70

RENT

A new effective full repairing and insuring lease is available at a commencing rent of £30,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

Effective April 2023 the rateable value for the property is £21,500

VAT

VAT may be applicable on the terms quoted.

EPC

The property has an EPC rating of C.

AMENITIES / OPPORTUNITY

- Prominent corner position
- Large glass frontage
- Mezzanine level
- Large pay and display parking adjacent to the shop.



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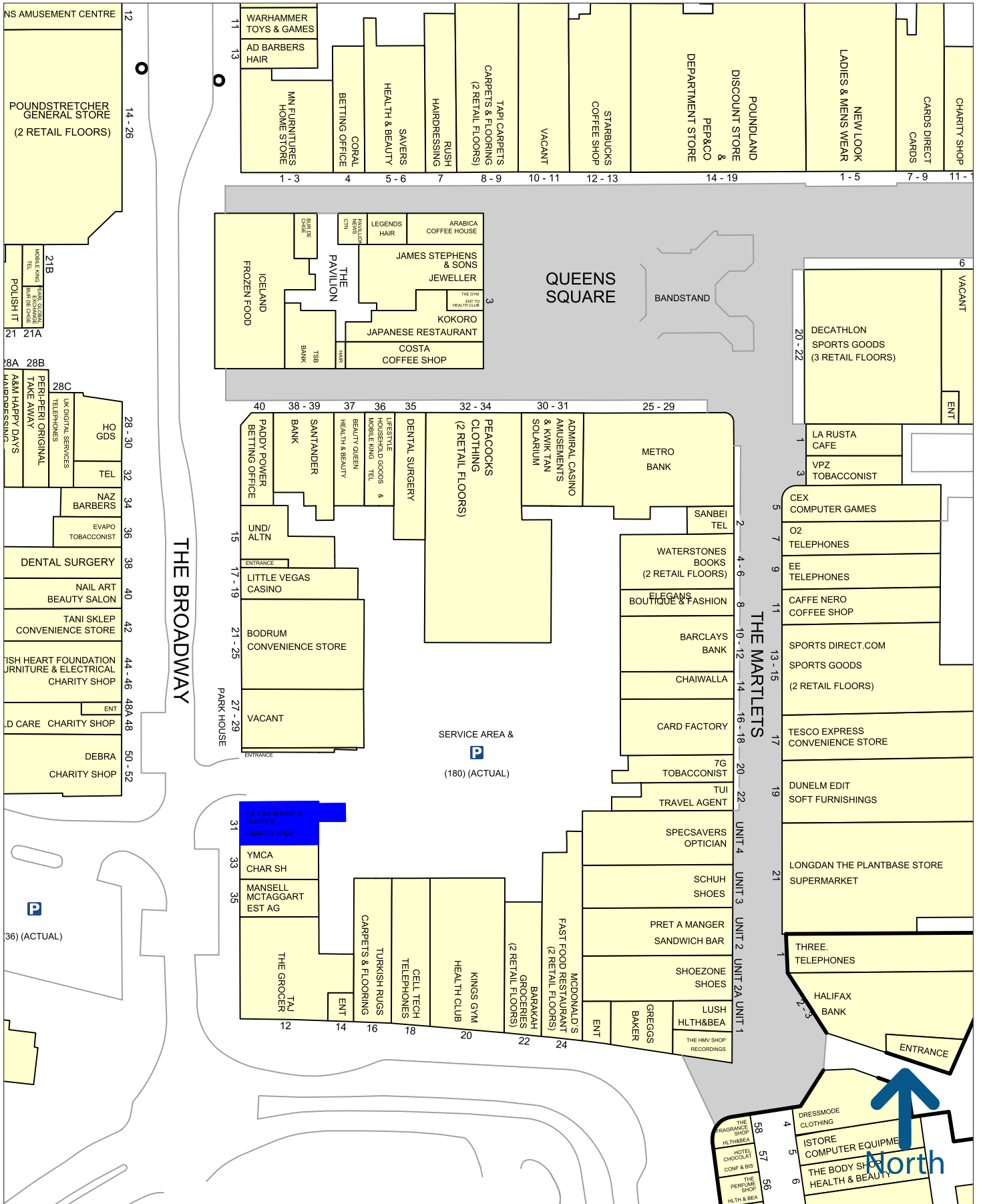


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50 metres

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