

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 susspended 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 $\pounds 30,000$ 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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NS AMUSEMENT CENTRE 12 WARHAMMER TOYS & GAMES AD BARBERS HAIR NEW LOOK LADIES & MENS WEAR DEPARTMENT STORE TAPI CARPETS CARPETS & FLOORING (2 RETAIL FLOORS) 0 DISCOUNT STORE O HEALTH & BEAUTY HOME STORE CORAL BETTING OFFICE HAIRDRESSING POUNDLAND STARBUCKS COFFEE SHOP CARDS DIRECT POUNDSTRETCHER GENERAL STORE 4 PEP&CO (2 RETAIL FLOORS) 26 SAVERS VACANT CARDS 7 - 9 5 - 6 10 - 11 12 - 13 14 - 19 1 - 5 1 - 3 8 - 9 CHGE CTN LEGEND: HAIR ARABICA COFFEE HOUSE JAMES STEPHENS & SONS THE 21B FROZEN FOOD JEWELLER ICELAND QUEENS POLISH IT SQUARE BANDSTAND KOKORO 21 JAPANESE RESTAURANT DECATHLON 21A 22 SPORTS GOODS TSB COSTA COFFEE SHOP 22 (3 RETAIL FLOORS) 28A 28B A&M HAPPY DAYS PERI-PERI ORIGINAL TAKE AWAY 280 38 - 39 30 - 31 40 36 35 32 - 34 25 - 29 (2 RETAIL FLOORS) ADMIRAL CASINO AMUSEMENTS & KWIK TAN SOLARIUM 28 PADDY POWER BETTING OFFICE BANK DENTAL SURGERY HO GDS SANTANDER BEAUTY QUEEN HEALTH & BEAUTY LA RUSTA CAFE <u>ب</u> EHOLD GOODS METRO VPZ BANK TEL ω TOBACCONIST NAZ BARBERS CEX <u>ω</u> COMPUTER GAMES SANBEI TEL EVAPO TOBACCONIST UND/ ALTN 02 မ္မ 5 ΞH TELEPHONES WATERSTONES DENTAL SURGERY 38 BOOKS (2 RETAIL FLOORS) EE TELEPHONES G LITTLE VEGAS NAIL ART BROADWAY CASINO 6 7 BEAUTY SALON BOUTIQUE CAFFE NERO COFFEE SHOP TANI SKLEP CONVENIENCE STORE THE MARTLET 4 N BODRUM BARCLAYS 0 SPORTS DIRECT.COM CONVENIENCE STORE Ņ BANK 1 ISH HEART FOUNDATION JRNITURE & ELECTRICAL 4 SPORTS GOODS CHAIWALLA CHARITY SHOP -46 (2 RETAIL FLOORS) PARK HOUSE ENT 4 VACANT 16 D CARE CHARITY SHOP - 29 # CARD FACTORY TESCO EXPRESS CONVENIENCE STORE -18 ഗ് SERVICE AREA & Ρ DEBRA 50 7G TOBACCONIST 20 (180) (ACTUAL) CHARITY SHOP 52 DUNELM EDIT TUI 19 22 SOFT FURNISHINGS TRAVEL AGENT 5 SPECSAVERS OPTICIAN YMCA ŝ LONGDAN THE PLANTBASE STORE CHAR SH

CARPETS & FLOORING MCDONALD'S FAST FOOD RESTAURANT (2 RETAIL FLOORS) GROCERIES (2 RETAIL FLOORS) TURKISH RUGS TELEPHONES TAJ THE GROCER CELL TECH HEALTH CLUB SHOEZONE KINGS GYN SHOES BARAKAH HALIFAX ENT LUSH UNIT BANK BAKER REGGS HLTH&BEA EN 12 20 THE HMV SHOP 22 24 CLOTHING 5 ISTORE COMPUTER EQUIF THE BODY SHOR ORT S NF & B PERFUME HEALTH & BE 2



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36) (ACTUAL)

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Experian Goad Plan Created: 09/10/2024 Created By: Stiles Harold Williams

ENTRANCE

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SUPERMARKET

THREE.

SCHUH

SHOES

PRET A MANGER

SANDWICH BAR



CHARITY SHOP

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VACANT

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Crawley