



PROMINENT TOWN CENTRE RETAIL UNIT - CLASS E
TO LET OIEO £60,000 PER ANNUM
10-11 QUEENS SQUARE CRAWLEY RH10 1DY

- TOWN CENTRE RETAIL PREMISES
- APPROX. 2,953 SQ FT (274.30 M2)
- PROMINENT TRADING POSITION
- NEW LEASE NO PREMIUM

Location

The property is situated in Crawley Town Centre and occupies an excellent high-footfall, central trading position within Queens Square. The County Mall Shopping Centre and various public car parks are close by. Crawley is within close proximity to Gatwick Airport and touristic Brighton is also in easy reach. Transport links are accessible, with Crawley Station being within 500m of the premises. Nearby operators include, Starbucks, McDonalds, Boots, TK Maxx, Marks & Spencer, Iceland, Costa Coffee.

Description

The unit is arranged over ground floor only and has been recently refurbished internally. It benefits from substantial natural light due to the sizeable glazed frontage and open outlook. It is open plan and rectangular in shape, allowing for efficient space usage which was previously utilised as a show room. There are WC's to rear of the property along with rear access for emergencies and deliveries.

User

We believe the premises fall under **Class E** of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. **The landlord will consider alternative user class subject to planning and covenant.**

EPC

Energy performance certificate has rating of **C(60)** for the premises. A copy of the EPC is available upon request.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Net Internal Floor Area
Ground Floor	2,955 sq. ft. / 274.30 sq. m.
Total	2,955 sq. ft. / 274.30 sq. m.

Rent

Offers in excess of **£60,000** per annum exclusive of other outgoings.

Terms

A new effective full repairing and insuring lease, for a term to be agreed (flexible), subject to upward-only rent reviews. The lease is to be contracted inside the Landlord & Tenant Act 1954.

Service Charge

May be applicable

Rateable Value

The business rates are yet to be reassessed interested parties should make their own enquires to Crawley Borough Council Tel: 01293 438000 to verify this information.

Legal

Each party to bear its own legal costs.

VAT

Applicable at the prevailing rate.

AML

In accordance with Anti-Money Laundering Regulations, we may require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer

M: 07918482210

E: h.zafer@willmotts.com

Emily Bradshaw

M: 07920 769395

E: e.bradshaw@willmotts.com

Varol Zafer

M: 07900 224967

E: v.zafer@willmotts.com

Shahid Sadiq

M: 07961 410931

E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents>

FV900DEC23



The Complete Property Service

020 8748 6644

