



Tenure

Freehold.

Location

Crawley, with a population of 80,000, is located midway between Croydon and Brighton just south of Gatwick Airport. The area enjoys good road communications with Junctions 9, 10 and 11 of the M23 being close by.

The property is situated in the heart of the town centre's main pedestrian shopping area, in a parade of similar purpose built shops fronting Broadwalk, which is a link between High Street and The Broadway.

Occupiers close by include Ladbrokes, Poundland, Santander, Maplins and Primark.

Description

The property is arranged over ground and two upper floors to provide a ground floor shop with first floor ancillary accommodation and a self-contained flat on the second floor. The shop benefits from rear service access via a shared yard, which also provides access to a single garage. The maisonette enjoys separate access via a shared stairway from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.00 m	(19' 8")
Net Frontage	5.80 m	(19' 0")
Shop Depth	19.35 m	(63' 6")
Built Depth	25.55 m	(83' 10")
First Floor Staff/Storage	49 sq m	(527 sq ft)
Second Floor – Flat (Not inspected by Allsop)		

Tenancy

The entire property is at present let to GREGGS LTD for a term of 10 years from 14th December 2004 at a current rent of £28,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,671.

Website Address: www.greggs.co.uk

For the year ended 28th December 2013, Greggs Ltd reported a turnover of £762,379,000, a pre-tax profit of £33,152,000 and a net worth of £235,165,000. (Source: riskdisk.com 24.09.14.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Crawley

24 Broadwalk West Sussex RH10 1HQ

- Freehold Shop Investment
 - Let to Greggs
 - Town centre location
 - Reversion December 2014
 - Current Rent Reserved
- £28,500 pa**

**SIX WEEK COMPLETION
AVAILABLE**

