

Crawley **Sure Parking Gatwick** **Little Park Enterprises** **Charlwood Road** **Ifield** **West Sussex** **RH11 0JZ**

- **Freehold Car Park Investment**
- Comprising 0.858 hectares (2.119 acres) tarmaced off airport fenced car parking compound
- Approximately 800 block parked spaces
- Let to Sure Parking Limited
- Lease expires 2024 (no breaks) with option to extend to 2032
- Current Rent Reserved
£340,000 pa



Tenure
 Freehold.

Location
 Gatwick Airport is located immediately to the north of Crawley and adjacent to the M23 Motorway. It is the second busiest airport in the UK and the eighth busiest in Europe. The property is situated 1 km from the western boundary of the airport, on the east side of Charlwood Road. The M23 Motorway (Junction 10) is located 4.5 miles to the east and Crawley town centre 2.5 miles to the south-east.

Description
 The property comprises an airport overflow car park which provides valet parking. The car park provides approximately 800 block parked spaces in a 0.858 hectares (2.119 acres) fenced compound. The site benefits from rights of way giving two points of access from Charlwood Road. There is an on-site portakabin-type office which benefits from mains electricity.

Tenancy
 The entire property is at present let to SURE PARKING LIMITED for a term of 7 years from 1st August 2017 at a current rent of £340,000 per annum. The tenant has an option to extend the lease for a further 8 years at the current passing rent.

The lease contains a pre-emption right to purchase the Freehold interest, being a right of first refusal to purchase at the auction hammer price which then falls away permanently if not taken up.

Tenant Information
 Website Address: www.sureparking.co.uk

Planning
 The property benefits from a S191 Certificate of Lawful Use dated 13th March 2017 (Application No. DC/17/0538).

VAT
 VAT is not applicable to this lot.

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

Energy Performance Certificate
 We are advised an EPC is not required.

