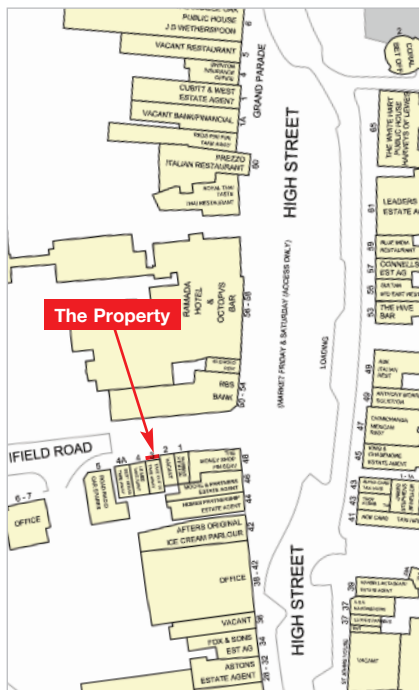


Crawley

3 Ifield Road West Sussex RH11 7AP

- Freehold Town Centre Shop Investment
 - Town centre shop unit
 - A5 takeaway use
 - Ground and first floor
 - No VAT applicable
 - Reversion 2021
 - Current Rent Reserved
- £15,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Crawley is one of the major South East commercial centres, located between Croydon and Brighton and with a population in excess of 80,000. The town is situated 30 miles to the south of London, 3 miles from Gatwick Airport and in close proximity to the M23 Motorway (junctions 9, 10A and 11). There are regular rail services to London Victoria, Brighton and London Bridge.

The property is situated on the south side of Ifield Road, just to the west of its junction with High Street.

Occupiers close by include Ask Italian, The Ramada Hotel and a variety of estate agents.

Description

The property is arranged on ground and one upper floor to provide a ground floor takeaway unit with sales and kitchen/preparation area together with storage and WC facilities on the first floor above.

The property provides the following accommodation and dimensions:

Gross Frontage	3.55 m	(11' 8")
Net Frontage	2.90 m	(9' 6")
Shop Depth	5.20 m	(17' 1")
Built Depth	7.95 m	(26' 1")

Ground Floor	24.00 sq m	(258 sq ft)
First Floor (Exc WC)	16.75 sq m	(175 sq ft)
Total	40.75 sq m	(433 sq ft)

Tenancy

The entire property is at present let to B NALEEM by way of a lease dated 19th September 2017 for a term expiring 31st October 2021 at an initial rent of £12,000 per annum rising to £15,000 per annum on 1st April 2018 and £16,800 per annum on 1st November 2020.

The Vendor will top the rent up to £15,000 per annum from completion to 31st March 2018 by way of a reduction in the purchase price such that the Buyer in effect receives £15,000 per annum from completion. The lease contains full repairing and insuring covenants. The Vendors hold a £2,500 rent deposit.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 146 Band F (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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