

Crawley

37/37A High Street

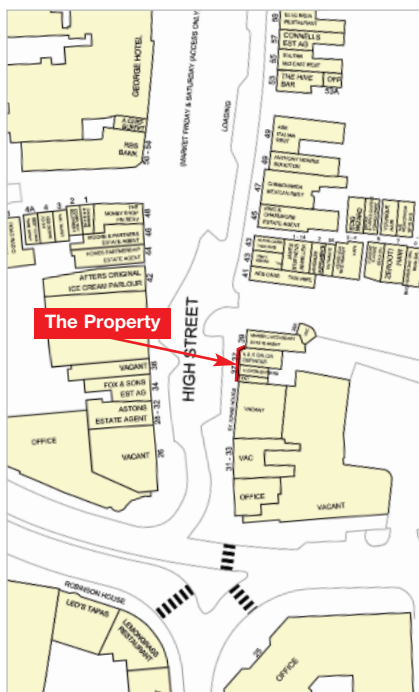
West Sussex

RH10 1BQ

- Freehold Shop Investment and Residential Development Opportunity
- Two shops with showroom above
- Planning consent for conversion of first floor to a two bedroom flat (2)
- Prominent High Street position
- Close to ASDA
- Total Current Rents Reserved

£42,500 pa ⁽¹⁾

(Reducing to £34,500 pa on 25.12.2015, with Vacant Possession of First Floor ⁽²⁾)



Tenure

Freehold.

Location

Crawley is one of the major South-East commercial centres located between Croydon and Brighton 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 (Junctions 9, 10A and 11). There are regular rail services to London Victoria, Brighton and London Bridge. The property is situated on the east side of the High Street close to its junction with Pegler Way and an ASDA supermarket. Occupiers close by include Prezzo, ASK, Royal Bank of Scotland, George Hotel and a number of estate agents and restaurants. The adjacent site 29-35 High Street is under development to provide four retail units and 25,000 sq ft of offices.

Description

The property is arranged on ground and one upper floor to provide two ground floor shop units together with a first floor suit hire showroom which is separately accessed from High Street.

Planning (2)

Planning consent was granted on 12th August 2015 under application no. CR/2015/0394/FUL for the change of use of the first floor from retail to a two bedroom flat. Please refer to Crawley Borough Council for further information.

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

Range from EPC Ratings 88-128 Bands D-F (Copies available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 119 Crawley**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
37A	Kerry Michelle Drury & Lettecha Latayo McDowall (t/a K&K Salon)	Gross Frontage 4.25 m (13' 11") Net Frontage 4.15 m (13' 7") Shop Depth 8.55 m (28' 1") Built Depth 13.90 m (45' 7")	5 years from 27.08.2015	£14,500 p.a. (2)	Reversion 2020
37B	Lloyd Alfred Victor Culley (t/a Lloyds Barbers)	Gross Frontage (Inc. Entrance to Upper Parts) 4.25 m (13' 11") Net Frontage 2.80 m (9' 2") Shop Depth 10.50 m (34' 5") Built Depth 14.45 m (47' 5")	10 years from 18.06.2013	£20,000 p.a.	Reversion 2023
37 Upstairs Showroom	S Dean (Dickies Suit Hire)	First Floor (2) 65.9 sq m (709 sq ft)	8 years from 01.03.2012 Effectively FR & I (1)	£8,000 p.a. (1)	Tenant exercising break option on 25.12.2015 (1)

(1) Tenant has exercised break option and will vacate on 25th December 2015.
(2) A three month rent deposit is held.

Total £42,500 p.a. (1)

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

Seller's Solicitor Ms A Wood, Thackray Williams LLP. Tel: 0208 461 6212 e-mail: amanda.wood@thackraywilliams.com