

Crawley 19-21 Queensway West Sussex RH10 1EB

- **Freehold Shop Investment**
- Situated in the pedestrianised town centre
- Prominent corner position adjacent to Marks & Spencer
- Large unit arranged on ground and two upper floors
- Licence fee reserved (annualised)

£12,000 per annum



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 Brighton, London Victoria and London Bridge. The town will benefit from the recent news that Nestlé are relocating from Croydon to Crawley.

The property is situated on the north side of the pedestrianised Queensway, in a prominent position at the end of the parade and benefits from return frontage to The Pavement, forming the end unit of a parade of similar shops.

Occupiers close by include Greggs (adjacent), Marks & Spencer, Superdrug, Santander, Sainsbury's and New Look amongst many others.

Description
The property is arranged on ground and two upper floors to provide ground floor retail accommodation with ancillary accommodation on the upper floors which are not presently used.

The first floor was previously used as retail space and ancillary storage whilst the second floor provided storage, office and ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	12.7 m	(41' 8")
Net Frontage	12.05 m	(39' 6")
Shop & Built Depth	33.0 m	(108' 3")
First Floor	337.8 sq m	(3,636 sq ft)
Second Floor	303.7 sq m	(3,269 sq ft)

Licence
The property is let on a licence to JUSTICE MARKETING LIMITED for a term of one year from 19th August 2011 at a rent of £12,000 per annum.

Rateable Value
£156,000 per annum

VAT
VAT is applicable to this lot.

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

