



### 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 also regular rail services to London Victoria, Brighton and London Bridge.

The property is situated on the north side of the pedestrianised Queens Square, in the heart of the town centre.

Occupiers close by include Brighthouse (adjacent), Starbucks, Decathlon, Poundland, New Look, Ann Summers, Metro Bank, Santander and Costa.

### Description

The property is arranged on ground and two upper floors to provide a large ground floor shop which has been recently fitted out. The upper floors comprise vacant ancillary accommodation which is self-contained, accessed from both front and rear and is the subject of a planning application for residential conversion (2).

### Planning (2)

Planning permission (Ref: CR/2017/0552/FUL) was submitted on 20th July 2017 for change of use, extension and alterations to first and second floors to form seven residential (C3) units (4 x one bedroom flats and 3 x two bedroom flats) with a central lightwell. Planning consent is anticipated imminently and full details are available within the legal pack.

The imminent planning consent for 7 flats will be subject to a s106 Agreement providing the flats are to be let at private market rent, but with 2 x one bedroom flats (Flats B & F), to be let at a discounted market rent. If the flats are offered for sale, then 3 x one bedroom flats will be offered at a 50% discount. The s106 will also provide for a tree mitigation contribution of £4,500 to be paid.

### VAT

The Receivers believe that VAT is applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Tapi Carpets & Floors Limited	Gross Frontage 10.85 m Net Frontage 10.25 m Shop Depth 29.1 m Built Depth 33.15 m Ground Floor Sales 312 sq m Ground Floor Ancillary 38 sq m	(35' 7") (33' 7") (95' 6") (108' 9") (3,358 sq ft) (409 sq ft)	10 years from 10.04.2017 (1) Rent review every 5th year FR & I save for insured damage or inherent defects linked to landlords' works	£80,000 p.a.  Rent Review 2022
First, Second	Vacant	First Floor (GIA) 380.5 sq m Second Floor (GIA) 77.5 sq m	(4,096 sq ft) (834 sq ft)		
		<b>Overall Total</b>	<b>807.5 sq m (8,691 sq ft)</b>	<b>Total £80,000 p.a.</b>	

(1) There is a tenant break option in the fifth year, subject to a rent penalty of £60,000.

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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## Crawley

### 8/9 Queens Square West Sussex RH10 1DY

- **Substantial Freehold Shop Investment and Residential Development Opportunity**
- Comprising a total of 807.5 sq m (8,691 sq ft)
- Shop lease expiry 2027 (1)
- Planning permission submitted for the conversion of upper floors to form seven flats (2)
- Pedestrianised town centre location
- Shop Rent Review 2022
- Current Rent Reserved

**£80,000 pa**

**plus 458.0 sq m  
(4,930 sq ft) vacant  
upper parts<sup>(2)</sup>**

**ON THE INSTRUCTIONS OF  
T. PERKIN & J. BARBER OF  
CBRE LTD ACTING AS JOINT  
FIXED CHARGE RECEIVERS**

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**SIX WEEK COMPLETION  
AVAILABLE**

