

Crawley

22-32 The Boulevard

West Sussex

RH10 1XP

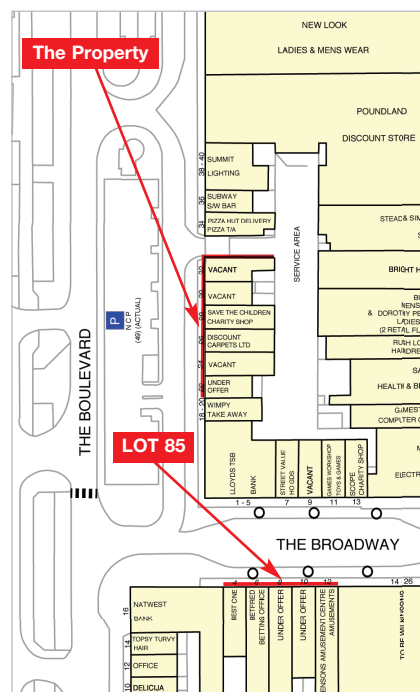
- Freehold Parade of Shops and Offices
- Six lock-up shops together with self-contained offices and ancillary accommodation above
- Town centre position
- Opposite public car park
- Asset management opportunity
- Redevelopment opportunity of the upper floors

Total Current Rents Reserved
£59,305 pa ⁽¹⁾ ⁽²⁾

Together with Vacant
Offices totalling
441.5 sq m (4,752 sq ft)
and terms agreed on
Unit 22 (1)

On the instructions of J Gershinson FRICS
and A Packman MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

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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, 10 and 11). There are regular rail services to London Victoria, Brighton 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 south side of The Boulevard in the town centre opposite a public car park. Occupiers close by include Poundland, New Look, Marks & Spencer, Wimpy, Lloyds TSB Bank, Nationwide, Subway and Pizza Hut. Wilkinson will shortly be occupying The Broadway close by.

Description
The property is arranged on ground and two upper floors to provide six lock-up shops, Unit 22 has A3 Planning Use, together with self-contained offices above accessed from The Boulevard.



The ancillary upper floors of No. 22 are accessed internally through the shop. the second floors of 26 were formerly used as residential accommodation. The property benefits from rear access to the communal service area.

VAT
VAT is applicable to this lot.

Planning
The upper floors of No. 24/26 was granted planning permission (now lapsed) for 4 x 1 bedroom flats on 13th February 2009. The remaining upper parts may lend themselves to change of use and redevelopment subject to obtaining all necessary consents. All enquiries should be made with the local authority.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to jonathan.wright@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 89 Crawley**.

No. 22-32	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22 Entire	Under Offer (1)	Gross Frontage 6.10 m (20' 0") Net Frontage 5.70 m (18' 8") Shop Depth 12.15 m (39' 10") Built Depth 14.90 m (48' 10") First Floor 50.60 sq m (545 sq ft) Second Floor 53.30 sq m (574 sq ft)			
24 Ground	Vacant	Gross Frontage (inc. ent to upper parts) 6.10 m (20' 0") Net Frontage 4.20 m (13' 9") Shop and Built Depth 17.80 m (58' 5")			
26 Ground	Discount Carpets Limited	Gross Frontage (inc. ent to upper parts) 6.10 m (20' 0") Net Frontage 4.20 m (13' 9") Shop and Built Depth 17.80 m (58' 5")	10 years from 14.10.2011 Rent review every 5th year	£22,000 p.a.	Rent Review 2016
24 and 26 Upper Floors	Vacant	First Floor 102.75 sq m (1,106 sq ft) Second Floor 114.50 sq m (1,233 sq ft)			
28 Ground Floor	Save The Children Fund	Gross Frontage 6.10 m (20' 0") Net Frontage 5.70 m (18' 8") Shop Depth 11.95 m (39' 3") Built Depth 18.05 m (59' 3")	10 years from 25.08.2005 Rent review every 5th year	£30,385 p.a.	Reversion 2015
28/30 Upper Floors	Vacant	First Floor 106.70 sq m (1,149 sq ft) Second Floor 117.55 sq m (1,265 sq ft)			
30 Ground Floor	Vacant (2)	Gross Frontage (inc. ent to upper parts) 6.15 m (20' 2") Net Frontage 4.50 m (14' 9") Shop Depth 12.15 m (39' 10") Built Depth 18.00 m (59' 1")			
32 Ground Floor	Vacant (3)	Gross Frontage (inc. ent to upper parts) 6.35 m (20' 10") Net Frontage 4.40 m (14' 5") Shop Depth 11.95 m (39' 3") Built Depth 18.00 m (59' 1")			
32 Upper Floors	Deluxe Services Limited	First Floor (3) 32.00 m (344 sq ft) Second Floor (3) 34.50 m (371 sq ft)	3 years from 29.08.2008	£6,920 p.a.	Holding over

- (1) Offer received and agreed (subject to contract) from Anila Khalid for a new 15 year lease with breaks in the fifth and tenth year, 5 yearly reviews, paying £26,000 per annum and a stepped rent of 50% in the first year.
(2) Current interest from a charity shop.
(3) Not inspected by Allsop, areas taken from www.2010.voa.gov.uk

Total £59,305 p.a. (1) (2)

