10 BRIGHTON ROAD, CRAWLEY, SURREY, RH10 6AA

£40,000 Per Annum

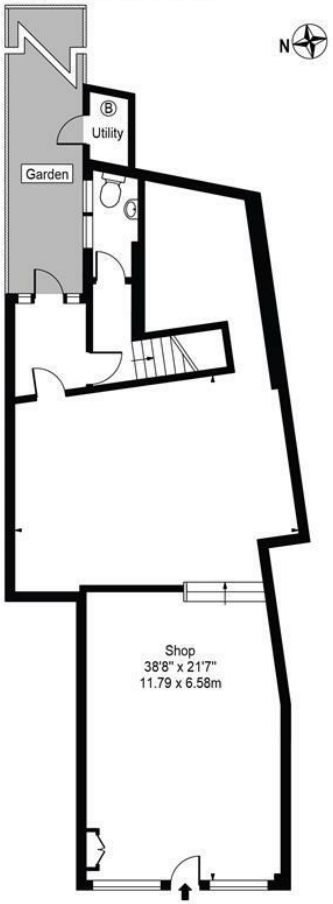
C S J
CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com

Brighton Road, Crawley, RH10 6AA

Approx. Gross Internal Area 888 Sq Ft - 82.50 Sq M

(Excluding Utility Room)

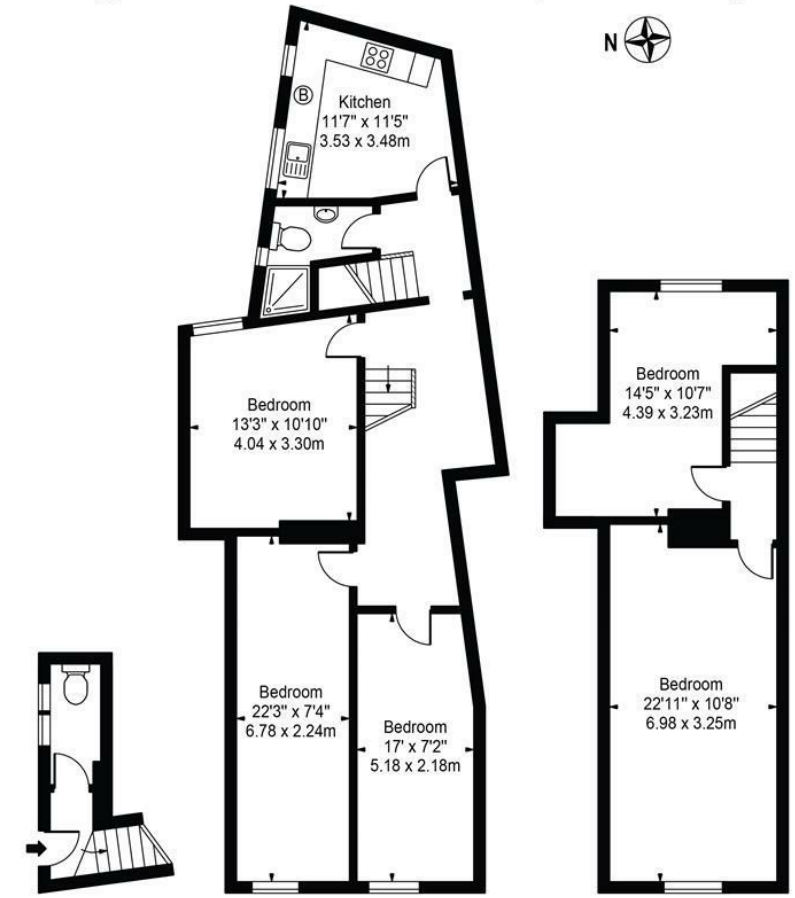


Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Brighton Road, Crawley RH10 6AA

Approx. Gross Internal Area 1270 Sq Ft - 117.99 Sq M



Ground Floor Entance First Floor Second Floor

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London
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Description

** Shop & Flat To Let **
Available to let is this entire building comprising a ground floor former takeaway unit with residential accommodation arranged over the first and second floors.

The flat includes a lounge, four bedrooms, a kitchen, and a family bathroom, with rear access to both the residential and commercial areas.
The premises have been stripped out by the previous tenant and freshly painted throughout.

Location

The property occupies a prominent position on Brighton Road close to Crawley town centre, with direct frontage to a key arterial route carrying consistent vehicular and pedestrian movement.

Crawley railway station is approximately 5 minutes' walk away and offers regular direct services to London Victoria in around 43–51 minutes and to London Bridge in approximately 46–55 minutes, via both Southern and Thameslink operators.

Strong road connectivity is provided by the nearby A23 and M23, giving direct access to Gatwick Airport and the M25, and the property is well served by local bus routes linking the town centre and surrounding residential areas

Business Rates

Interested parties are advised to make their own enquiries with the local authority and to verify the current rateable value with the Valuation Office Agency.

Rent & Lease

Guide Rent £40,000 pa

Premium £15,000

A new FRI lease is available with final terms to be agreed by negotiation

VIEWINGS

Viewings available daily
Please contact our commercial team on 020 8296 1273 alternatively by email commercial@csj.eu.com

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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