

PRIME CLASS E OPPORTUNITY

CRAWLEY

1 THE MARTLETS

SUBJECT TO VACANT POSSESSION

Description

Crawley is the largest town in West Sussex, boasting a consumer base of 301,000 people and is located just 35 miles south of Central London. The premises occupy a prime trading location on the pedestrianised section of The Martlets. The unit is adjacent to **Decathlon** and **VPZ**, with other nearby occupiers including **Metro Bank**, **Waterstones**, **CEX**, **O2**, **EE**, **Specsavers**, **Café Nero** and **Sports Direct**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floors, comprising the following areas:

Ground Floor	1,052 sq. ft.	(97.73 sq. m)
First Floor	660 sq. ft.	(61.32 sq. m)
Second Floor	639 sq. ft.	(59.37 sq. m)
Total	2,391 sq. ft.	(218.41 sq. m)

Lease

The premises are available by way of a new lease for a term of years to be agreed.

Rent

£57,500

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£42,500
UBR (26/27)	0.382p

All parties are advised to make their own enquires to the relevant authority.

EPC

The property had an EPC rating of D 100. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman **07825 442413**
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Ben Sykes **07572 075103**
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Subject to Contract and Vacant Possession

