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TO LET

PRIME RETAIL UNIT – 1,418 SQ FT (131.73 SQ M)
42 High Street, Crawley, West Sussex, RH10 1BW

DESCRIPTION

The property comprises a large ground floor sales area with male and female W/C facilities and fire escape to the rear. The property also benefits from a dropped ceiling, LED lighting, large glass shop front and street parking directly outside the premises.

LOCATION

The premises occupy a prominent position on Crawley High Street which has been partially pedestrianised and now accommodates major occupiers such as Ask Restaurant, Royal Bank of Scotland, Iceland, ASDA plus a host of independent retailers and leisure occupiers.

ACCOMMODATION

	SQ FT	SQ M
Ground floor sales area	1,418	131.73
W/C facilities	-	-
TOTAL	1,418	131.73

AMENITIES / OPPORTUNITY

- LED lighting
- Parking amenities
- Large glass frontage
- Nearby occupiers include Fox and Sons, Crow Coffee, Turkauz, Wild Wood and Sage Vegan Café.

RENT

A new full repairing and insuring lease is available at a commencing rent of £35,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

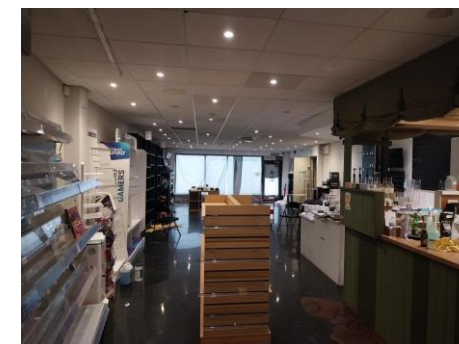
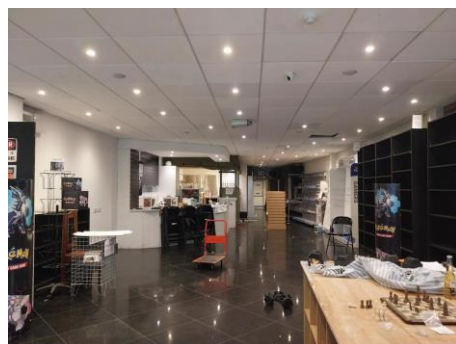
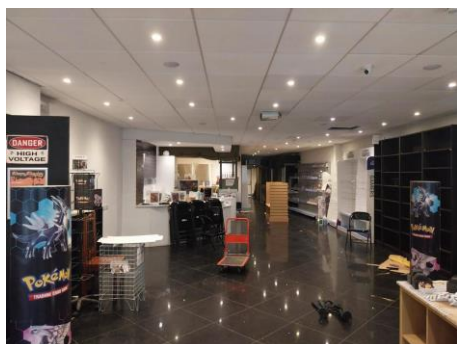
Effective April 2023 the rateable value for the property is £44,750.

VAT

VAT may be applicable on the terms quoted.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876200

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