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TO LET

**RETAIL / RESTAURANT OPPORTUNITY - 1,100 SQ FT (102.19 SQ M)
PREVIOUS CONSENT FOR EXTRACTION AND OUTSIDE SEATING
18 Queensway, Crawley, West Sussex, RH10 1EJ**

DESCRIPTION

A prominent ground floor E-Class premises with large return frontage, suitable for a variety of occupiers, (STNC) that can take advantage of the high footfall and prominent return frontage.

The premises received planning consent, 26th of Novemebr 2021 (CR/202/0671/FUL) for Change of Use of highway (Pavement) to external seating area, installation of canopies to side canopy (Parkside Elevation) and installation of Ducting & Exhaust Fan on rear elevation. We understand that this has now expired, however, a precedent is in place should a new tenant wish to make a new application.

LOCATION

This property is situated in a prime position on the corner of Queensway and Parkside, in the centre of Crawley, near to the Memorial Gardens. A short walk from The County Mall Shopping Centre which is one of the largest shopping centres in South East England, offering some significant retail / restaurant space and over 1,700 car parking spaces.

Nearby operators include Decathlon, Primark, Metrobank & Superdrug, as well as Gregg's, McDonald's, and Argos. The location also benefits from close proximity to Crawley Train Station, as well as numerous public car parks.

ACCOMMODATION

	SQ FT	SQ M
Ground floor trading area	1,100	102.19

TERMS

Available by way of a new lease for a period of between 5 or 10 years on a lease outside the provision of the landlord & tenant act, with rent reviews at the appropriate intervals.

RENT

A commencing rent of **£35,000 per annum** **exclusive** of VAT, rates and all other outgoings.

SERVICE CHARGE

A service will be payable based on the shared costs of the building.

RATES

To be assessed. Please get in touch for further information on rates payable.

VAT

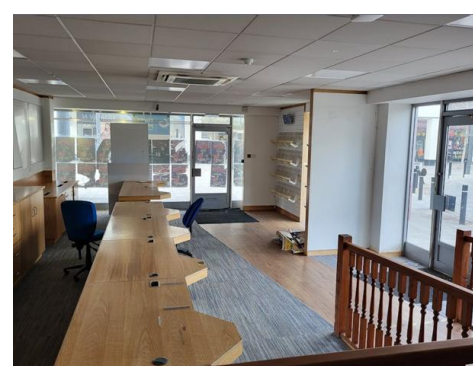
VAT will be chargeable on the terms quoted.

LEGAL COSTS

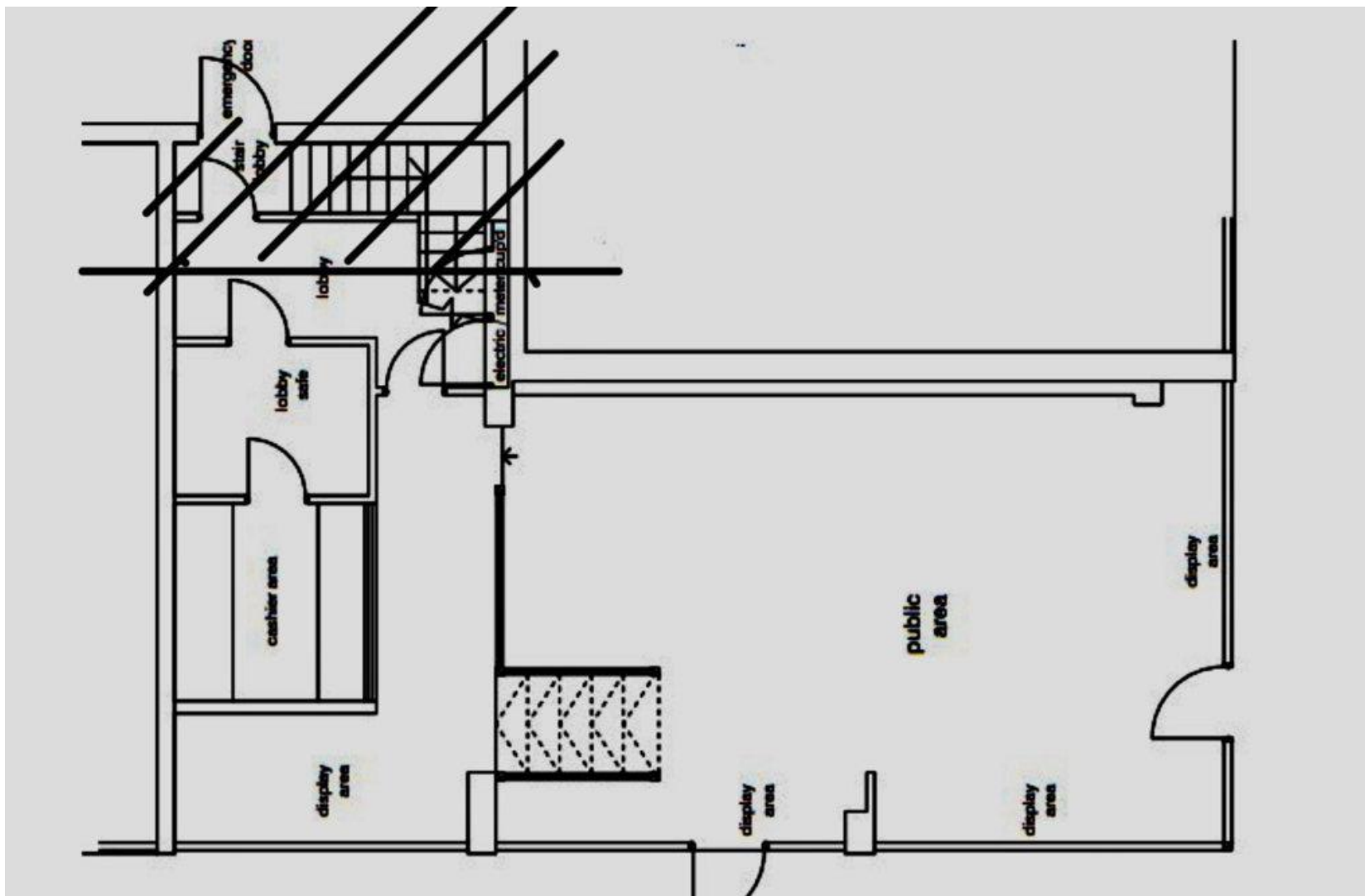
Incoming tenant to make a contribution of £1,500 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.

EPC

The property has an EPC rating of D (85).



PLANS (NOT TO SCALE & FOR INDICATIVE PURPOSES ONLY)



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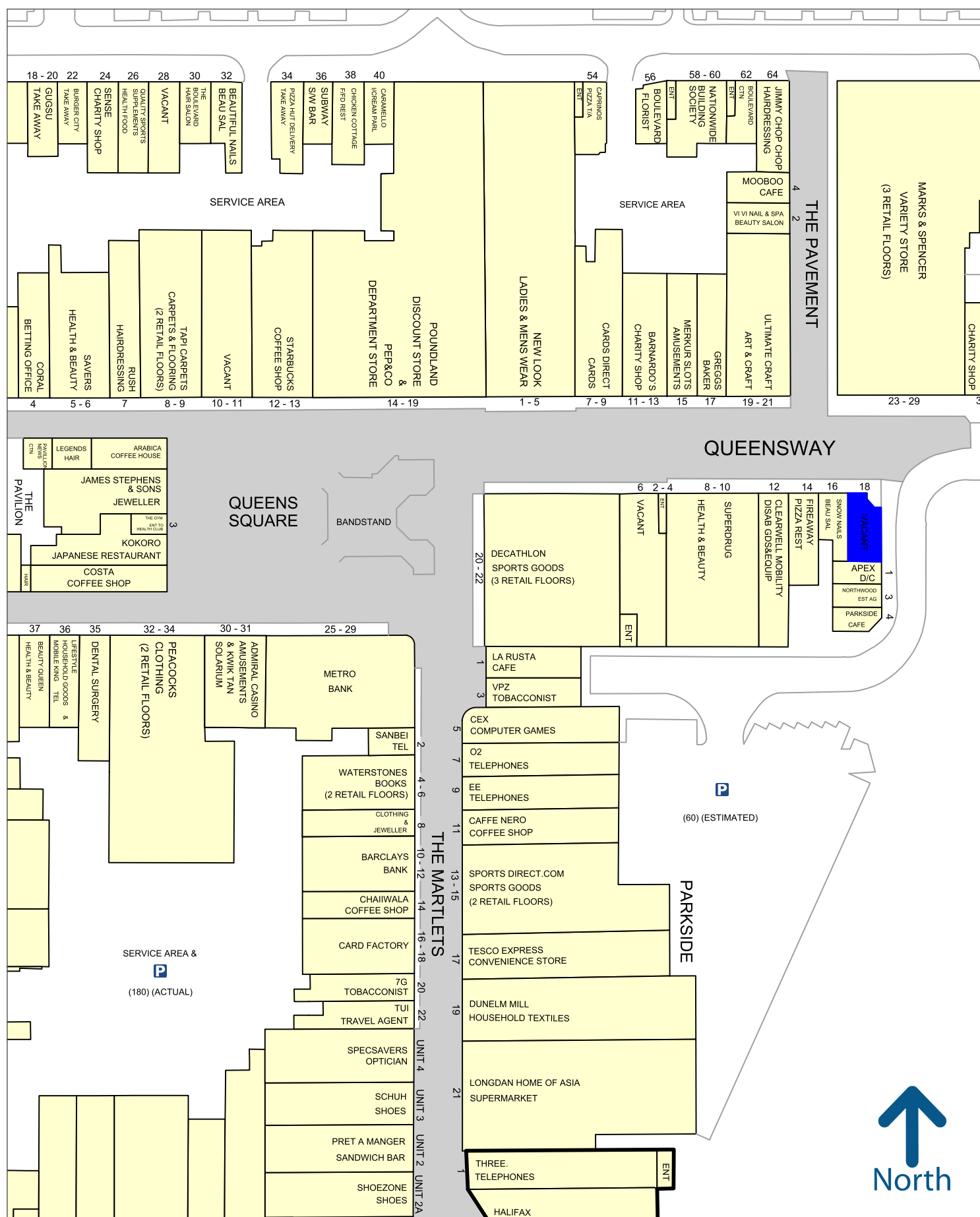


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50 metres

Experian Goad Plan Created: 20/05/2025
Created By: Stiles Harold Williams