

Land & Premises, Reynolds Place, West Green, Crawley



191.13 m² / 2,057 ft² Ground Floor Sales
B1, B8, A1 Consent

for sale/to let



Location

Located within the neighbourhood shopping area of West Green, close to the junction with Ewhurst Road an established vehicular route into Crawley Town Centre. Reynolds Place gives access to a number of other commercial premises including ATS Euromaster.

Description

The premises offer a single storey steel frame unit with brick and cladding elevations. Extending to approximately 0.052 HA (0.13Ac). Offering parking for up to 9 cars including 1 disabled.

Internally the unit offers clear retail space with a small office at the front. There are 2 mezzanine floors for additional display and storage. The property benefits from partial air conditioning and gas fired central heating.

Accommodation

The premises have the following approximate areas:

Ground floor sales:	191.13 m²	2,057 ft²
Mezzanine 1:	62.44 m ²	677 ft ²
Mezzanine 2:	60.54 m ²	652 ft ²
Eaves:	4.8 m	16'

Terms

The premises are held on a new lease from Crawley Borough Council for a term of 50 years from 22/11/2001 at a current rent of £13,500 per annum exclusive, subject to five yearly rent reviews. Alternatively a new FRI lease is available for a maximum term of 10 years, outside the Landlord & Tenant Act, at a rent of £27,000 pax.

Price

OIRO **£325,000**

Rates

We are advised by the local Rating Authority that the property is assessed as follows:-

Rateable Value:	£13,250
Rate in the £:	48.5 p
Rates Payable: (2009/10)	£6,426.25 p.a.

Legal Costs

Each party is to be responsible for their own legal fees.

VAT

VAT may be chargeable on the terms quoted.

Viewing

For further information, e-mail details, or to arrange an inspection, please contact sole agents:

Richard Pyne

Direct Line: 01273 876213
Email: rpyne@shw.co.uk

James Hance

Direct Line: 01273 876208
Email: jhance@shw.co.uk

JH/01/2009



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available on our website www.shw.co.uk

Subject to contract

One Jubilee Street, Brighton, BN1 1GE
making property work

01273 876202