



SITUATION

Occupying a prominent trading position in the Town Centre, adjacent to a **Save The Children** and amongst a host of multiple traders including **New Look, Marks & Spencer, Poundland, Lloyds TSB, Pizza Hut, Subway** and being opposite a large car park.

Crawley is one of the major commercial centres in the south-east being just 3 miles from Gatwick Airport and home to the new **Nestlé Headquarters** as well as benefiting from excellent road access via the M23 (Junctions 10 & 11) and M25 (Junction 7).

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**. There is a rear service road for unloading and parking for 1 car.

VAT is payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'0"
Internal Width	14'2"
Widening to	18'8"
Shop Depth	39'10"
Built Depth	58'8"
Sales Area	Approx 645 sq ft
Store Area	Approx 350 sq ft
WC	

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £75 p.a.

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to Mr S Bah as a **Hair & Beauty Salon** for a term of 3 years from 3rd April 2013 at a current rent of **£21,000 per annum** exclusive.

Note: Rent deposit held of £1,040.

£21,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

