

Ref 7237

Viewing strictly by appointment
with the above sole agent

Unit 1 Bank Precinct
Gatwick Road
Crawley
West Sussex
RH10 9RF

TO LET

PROMINENT UNIT

**Approx 2,256 sq ft (209 sq m) including
418 sq ft (39 sq m) basement storage NIA**



Extremely prominent unit with roadside frontage along Gatwick Road, adjacent to the main junction into and out of the Manor Royal Business District.

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

www.ftdjohns.co.uk

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Registered Office as above. Regd No: 2568649

LOCATION

The Bank Precinct is one of the Manor Royal's most prominent retail parades situated on the Gatwick Road just before the Manor Royal junction.

The M23 (J10) is only 1 mile to the east and Gatwick is equidistant to the north.

DESCRIPTION

Unit 1 is the first unit along the parade and has been successfully trading as a wedding dress shop. The unit provides flexible accommodation which would be suitable for a variety of uses, subject to planning.

ACCOMMODATION

	sq m	sq ft
Ground Floor	209	1,838
Basement store	39	418
Total	248	2,256

TENURE

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£29,950 per annum exclusive plus VAT.

RATES

The Rateable Value is £27,000 (2017 list)
Current rates payable £13,311 (01.04.2018 – 31.03.2019).

INSURANCE

£1,242.41 (2018 figure).

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in this transaction.

Compiled May 2018