

Prime shop to let.

Crawley, 21 The Martletts.

RH10 1ER.



100% prime pitch.

Alternative uses/subdivisions considered.

Parking immediately adjacent.

Contact.

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Location.

Crawley is a busy and affluent West Sussex town, located at the centre of the 'Gatwick Diamond' and benefitting significantly from the strength of the International Airport, as well as its proximity to Central London.

The property is located in 100% prime pitch, adjacent the entrance to County Mall Shopping Centre. Nearby retailers include **Pret A Manger, Dunelm, Waterstones, Schuh** and **Sports Direct**.

Accommodation.

Net internal floor areas:-

| | | |
|--------------|---------------|--------------|
| Ground Floor | 1,048.68 sq m | 11,288 sq ft |
| First Floor | 1,048.68 sq m | 11,288 sq ft |

Business Rates.

Rateable Value £285,000

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01293 438615.

Rent.

On application.

Lease Terms.

A new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Service Charge.

£9,082 per annum.

Timing.

Subject to Vacant Possession.

Energy Performance Certificate.

Band C. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

July 2020

