



**James ashley**  
**commercial**  
property consultants

26-32 High Street | Crawley | West Sussex | RH10 1BW  
**PROMINENT CORNER PREMISES TO LET**

# 26-32 High Street | Crawley | West Sussex | RH10 1BW | CORNER PREMISES TO LET

- ground floor
- from: 40-215 m<sup>2</sup> (430-2,315 ft<sup>2</sup>) approx.
- 'e' use class
- new lease(s) available
- rents: £20,000-£75,000 per annum
- near train station

## DESCRIPTION

Prominent corner premises, arranged over the ground floor currently open plan and in a shell condition with a good ceiling height. However, the space can be split into 2 or 3 units and there is potentially additional space on the first floor that can be included, if required.

We understand the premises have an 'E' Use Class, which includes Retail, Leisure, Medical and Office. Alternative uses such as Educational and Training will be considered, Subject to Planning.

## LOCATION

Situated in a prominent position on the corner of the High Street and Peglar Way (A2219), between Ifield Road and Church Walk in the centre of Crawley town centre.

Neighbouring occupiers include Asda Superstore & Car Park, Anytime Fitness, Wildwood, Prezzo, Wetherspoon, McDonalds, Coral, Jobcentre, Taco Bell, Ramada Hotel, as well as other independent and local traders.

Crawley mainline railway station is within walking distance, providing services to London Victoria, East Croydon, Clapham Junction, Horsham, Peterborough, Bognor Regis, Southampton and

Portsmouth. There are also buses serving the area located on Peglar Way nearby.

## ACCOMMODATION

Unit 1	40 m <sup>2</sup>	430 ft <sup>2</sup>
Unit 2	85 m <sup>2</sup>	915 ft <sup>2</sup>
Unit 3	90 m <sup>2</sup>	970 ft <sup>2</sup>
TOTAL	215 m <sup>2</sup>	2,315 ft <sup>2</sup>

## TENURE

New Full Repairing and Insuring lease(s) are being offered, on terms to be agreed.

## BUSINESS RATES

The business rates need to be re-assessed due to the current refurbishment. Contact Crawley Council on 01293 438615 to confirm what amount is payable.

## VIEWING

By prior appointment by contacting the landlords retained letting agents:

**James Stefanopoulos or Ashley Brudenell**



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☎ 020 7127 8781

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