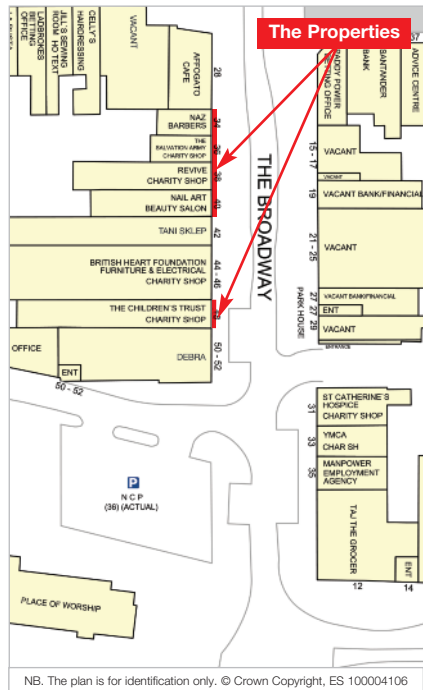


Crawley
34-40 & 48 The Broadway
West Sussex
RH10 1HG

- **Freehold Parade of Shops**
- Comprising five shops with separately let upper parts and four garages
- Tenants include The Salvation Army and The Children’s Trust
- Major South East commercial centre
- 214.7 sq m (2,311 sq ft) vacant offices and one vacant garage
- Rent Reviews from November 2016
- Total Current Rents Reserved
£185,490 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location

Crawley is one of the major South East commercial centres, located between Croydon and Brighton and with a population in excess of 80,000. The town is situated 30 miles to the south of London, 3 miles from Gatwick Airport and in close proximity to the M23 Motorway (junctions 9, 10A and 11). There are regular rail services to London Victoria, Brighton and London Bridge.

The property is located on the west side of The Broadway, within the principal retail area of Crawley. The property is equidistant between the County Mall, Queens Square and Crawley High Street and is some 0.3 miles north-west of Crawley Rail Station.

Occupiers close by include Maplin, Poundworld, Wilko, TSB, Costa, Coral and Savers, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a block of four shops with separately let upper parts (Nos 34-40), plus a further shop with separately let upper parts (No 48). To the rear are four garages.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.



No.	Present Lessee	Accommodation	Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
34 Ground	N Bendjober (t/a Naz Barbers)	Gross Frontage 4.50 m (14' 9") Net Frontage 4.10 m (13' 5") Shop Depth 7.20 m (23' 7") Built Depth 13.75 m (45' 2")	10 years from 07.03.2012 Rent review in the 5th year Effectively FR & I		£14,000 p.a.	Rent Review 2017
36 Ground	The Salvation Army Trading Company Ltd	Gross Frontage 6.05 m (19' 10") Net Frontage 5.70 m (18' 8") Shop Depth 13.35 m (43' 9") Built Depth 13.75 m (45' 2")	10 years from 11.05.2012 Rent review and option to break in the 5th year FR & I (limited)		£23,500 p.a.	11th May 2017 Break Exercised
36 First Floor (Suite A)	Goodwill Solicitors	First Floor (1) 58.90 sq m (634 sq ft)	5 years from 01.03.2016 Tenant's option to break on 01.03.2019. Effectively FR & I		£6,500 p.a.	Reversion 2021
34 Part First Floor (Suite B) and 34/36 Second Floor	Vendor's one year rental guarantee	Part First and Second Floors (1) 157.95 sq m (1,700 sq ft)	-		£16,000 p.a.	-
38 Ground	Crawley Community Church	Gross Frontage 4.95 m (16' 3") Net Frontage 4.40 m (14' 5") Shop Depth 25.75 m (84' 6") Built Depth 30.50 m (100' 1")	15 years from 03.06.2011 Rent review every 5th year Tenant's option to break on 03.06.2021 Effectively FR & I		£28,000 p.a.	Rent Review 2021
38 First and Second Floors	Interaction Recruitment plc	First Floor 51.00 sq m (549 sq ft) Second Floor 59.00 sq m (635 sq ft)	10 years from 25.03.2010 Rent review in the 5th year. Effectively FR & I		£11,300 p.a.	Reversion 2020
40 Ground Floor	D Tran (t/a Beauty Salon)	Gross Frontage 4.85 m (15' 11") Net Frontage 4.45 m (14' 7") Shop Depth 26.45 m (86' 9") Built Depth 26.75 m (87' 9")	10 years from 01.01.2016 Rent review and tenant's option to break in the 5th year Effectively FR & I		£29,000 p.a.	Rent Review 2021
40 First Floor and 4 Cross Key Garage	BDC (Crawley) Ltd	First Floor Garage 41.00 sq m (441 sq ft)	15 years from 21.04.2011 Rent review every 5th year. Effectively FR & I		£8,350 p.a.	Rent Review 2021
40 Second Floor	Vendor's one year rental guarantee	Second Floor (1) 56.75 sq m (611 sq ft)	-		£5,800 p.a.	-
48 Ground Floor	The Children's Trust	Gross Frontage 4.95 m (16' 3") Net Frontage 4.55 m (14' 11") Shop Depth 36.35 m (119' 3") Built Depth 43.15 m (141' 7")	10 years 9 months from 17.02.2011 Rent review in the 5th year Effectively FR & I		£25,000 p.a.	Rent Review November 2016
48 First and Second	Staff Sign (Crawley) Ltd	First Floor 59.00 sq m (635 sq ft) Second Floor 54.50 sq m (587 sq ft)	15 years from 26.06.2003 Rent review every 5th year. Effectively FR & I		£16,000 p.a.	Reversion 2018
1 & 3 Cross Keys Garage	Two Individuals	Two Garages	Tenancies at will		£2,040 p.a.	
2 Cross Keys Garage	Vacant	Garage	-		-	-

(1) Areas provided by the Vendor, not measured by Allsop LLP.

Total £185,490 p.a.