



**BUXTON HOUSE, 2 EAST PARK & 12 BRIGHTON ROAD, STATION ROAD, CRAWLEY, WEST SUSSEX, RH10 6AS**

- **FREEHOLD TOWN CENTRE COMMERCIAL BUILDING FOR SALE**
- **PART LET INVESTMENT & PART VACANT**
- **3,235 SQ FT (300.74 m<sup>2</sup>)**
- **RESIDENTIAL DEVELOPMENT POTENTIAL**

**Colyer Commercial**  
CONSULTANT SURVEYORS

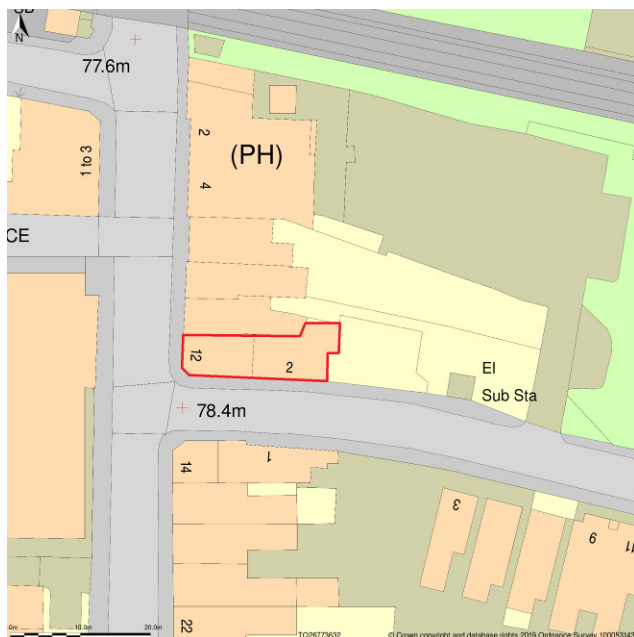
# BUXTON HOUSE, 12 BRIGHTON ROAD & 2 EAST PARK, STATION ROAD, CRAWLEY, WEST SUSSEX, RH10 6AS

## Location

Crawley is the county town and commercial centre of West Sussex located approximately 31 miles south of London, 22 miles north of Brighton and 28 miles south-east of Guildford.

Located to the northern end of Brighton Road in a mixed tertiary retail, office and residential location adjacent to the level crossing within the main retail/commercial town centre of Crawley located to the south of the same.

The High Street, Crawley bus station and mainline railway station and the town centre's extensive shopping facilities are all within a short walk.



## Description

The property comprises a three storey corner property constructed circa 1900 with the following amenities:

- Gas fired central heating system
- Communal WC facilities serving the offices
- Parking for eight vehicles in tandem

The front ground floor unit is currently vacant but was formally let as a café. The offices are accessed off Station Road with the 1<sup>st</sup> and 2<sup>nd</sup> floor offices accessed via a staircase. There are WC facilities at 1<sup>st</sup> floor and a communal kitchen on the 2<sup>nd</sup> floor.

## Floor Areas

The property has the following approximate net internal floor area (NIA):

Floor	Sq m	Sq ft
Ground floor Café (12 Brighton Road)	68.07	733
Basement (12 Brighton Road)	49.32	531
Ground floor (front Office )	18.19	196
Ground floor (rear office)	18.5	199
First floor room office 4	18.36	197
First floor room office 5	14.37	155
First floor room office 6	17.71	190
First floor room office 7	52.49	565
Second floor room office 8	9.60	103
Second floor room office 9	9.41	101
Second floor room office 10	22.62	243
Second floor Kitchen	2.10	22
<b>Total</b>	<b>300.74 m²</b>	<b>3,235 Sq Ft</b>

NB. The basement has been measured on gross internal area basis.  
NB. We have not measured room 5 on the 1<sup>st</sup> floor and we are relying on an area provided by our client.

## Freehold Interest

Freehold

Floor	Tenancy
Ground floor Cafe	Vacant
Ground floor Offices 1 & 2	Alpha Goldline Ltd
1 <sup>st</sup> floor office 4, 5, 2 <sup>nd</sup> floor office 8	Boots Starke Goacher Solicitors
First floor room office 7	Care Outlook Limited
First floor room offices 9 & 10	Vacant

## Tenancy Details

Two ground floor rooms let to Alpha Goldline Limited holding over on a formal lease at £6,000 per annum exclusive

First floor room let to Care Outlook Limited holding over on a formal lease at £4,000 per annum exclusive.

First and second floor rooms (4) let to Boots Starke Goacher Solicitors at £11,500 per annum inclusive. We understand they are holding over under an informal agreement.

## Planning / Development Potential

We consider that there is potential for a change of use to residential flats, subject to receiving the appropriate planning consent.

## Guide Price

£500,000

### Business Rates

#### Small business rates relief available to qualifying businesses

We have been informed by the Local Rating Authority that the premises are assessed as follows:

12 Brighton Road	Rateable value:	£15,750
Room 9	“ “	£670
Room 10	“ “	£1,800
UBR (2019/2020)	49.1 p in £	

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

### EPC

The property has an EPC rating of C ( 72 ). A copy of the EPC is available upon request.

### VAT

We have been advised that VAT is not chargeable on the purchase price.

### Legal costs

Each party to be responsible for their own costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

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