



#### For Sale: Freehold Town Centre office investment

## Boscobel House, 109 High Street, Crawley, RH10 1DD



A Listed two storey refurbished office building with car parking, occupied by a local estate agency, situated towards the northern end of Crawley High Street.

#### **KEY FEATURES**

- Freehold office investment
- Let to established independent estate agency until August 2025
- Reversionary income current rent £20,500pax
- 6 designed car parking spaces
- 1193 sq ft

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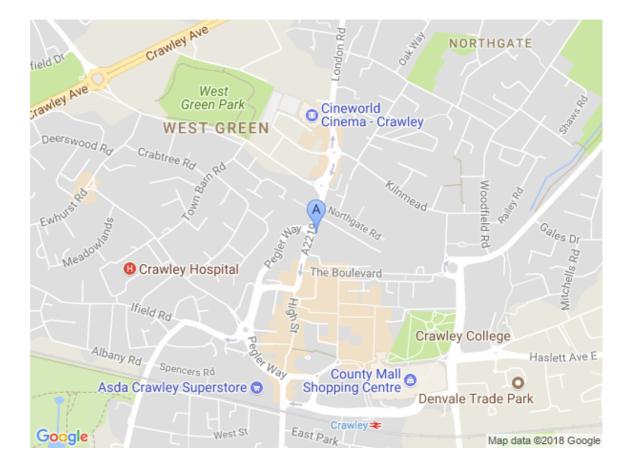
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#### LOCATION

The property is prominently situated on the east side and at the northern end of Crawley HIgh Street approximately midway between The Boulevard to the south and London Road to the north, opposite the Travelodge Hotel.

Fastway bus stops are nearby and Crawley railway station is within half a mile, providing regular services to Gatwick Airport, London and the South Coast.

Crawley has a current population of approximately 110,400 persons extending to approximately 161,000 within a 10km radius and is located approximately 48 kms (30 miles) south of London, accessed via Junction 10 of the M23 motorway. Gatwick Airport is located within 6 kms (3.5 miles) to the north.



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| PROPERTY DETAILS | Whole Building   | 1193 sq ft   | (110.83 m2)  | £POA                              |  |
|------------------|--|--|--|-----------------------------------|--|
| DESCRIPTION      | The property comprises a two storey mid-terraced converted office building originally constructed over 300 years ago. The property is Listed and has been recently well refurbished by the tenant. |  |  |                                   |  |
|                  | The accommodation benefits from the following:   |  |  |                                   |  |
|                  | <ul> <li>Prominent location</li> <li>Excellent communi</li> <li>Designated parking</li> <li>Recently refurbished</li> <li>Gas fired central h</li> </ul>   | cations<br>g - 6 spaces<br>ed throughout                                       |  |                                   |  |
| ACCOMMODATION    | The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate net internal floor areas:   |  |  |                                   |  |
|                  | <b>Ground Floor</b><br>Offices: 60.82 m2 (655 sq<br>Kitchen  | ft)  |  |                                   |  |
|                  | <b>First Floor</b><br>Offices: 49.99 m2 (538 sq  | ft)  |  |                                   |  |
|                  | <b>External</b><br>Boiler store<br>6 allocated car parking .   | spaces   |  |                                   |  |
| TENURE           | The premises are freehold  | d held under the T   | ītle WSX52579.   |                                   |  |
|                  | adjoining land to access   | parking; the righ  | t of way for pedestrians and vehic<br>it to park 6 cars in marked spaces<br>ver an adjoining courtyard. Furthe   | s behind                          |  |
| TENANCY          | Limited for a term of 12 ye<br>August 2025 at a current<br>an upward only rent revi  | ears from 19 Aug<br>passing rent of £<br>iew and tenant's<br>ugust 2019. The l | insuring lease to Greenaway Resi<br>ust 2013, expiring on and including<br><b>20,500 per annum exclusive</b><br>only break option (subject to not<br>ease is inside the security of tenure | g 18<br>. There is<br>t less than |  |
| COVENANT         | set up in 1999. Greenawa   | ay Residential Li  | ce independent estate agency, or<br>mited (Company No. 08143502) w<br>ow Risk Score (83) - Experian Co   | vas                               |  |

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Report.

| PROPOSAL             | We are instructed to seek offers in excess of £350,000 (Three Hundred and Fifty Thousand Pounds) for the freehold interest, subject to contract, which reflects a gross initial yield of 5.85%. |  |  |
|----------------------|---|--|--|
| PLANS                | Site Plan - click here to download  |  |  |
|                      | Floor Plans - click here to download  |  |  |
|                      | Title Plan & Register of Title WSX62579 - click here to download  |  |  |
| EPC                  | Rating G-165 - click here to download EPC   |  |  |
| VAT                  | VAT is not applicable   |  |  |
| LEGAL FEES           | Each party to bear their own legal costs.   |  |  |
| VIEWING ARRANGEMENTS | Strictly via prior appointment through Sole Agents Graves Jenkins   |  |  |
| CONTACT              | David Bessant MRICS<br>bessant@gravesjenkins.com  |  |  |

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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