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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**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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#### 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	<p>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.</p> <p>The accommodation benefits from the following:</p> <ul style="list-style-type: none"><li>• Prominent location</li><li>• Excellent communications</li><li>• Designated parking - 6 spaces</li><li>• Recently refurbished throughout</li><li>• Gas fired central heating</li></ul>			
ACCOMMODATION	<p>The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate net internal floor areas:</p> <p><b>Ground Floor</b> <i>Offices: 60.82 m2 (655 sq ft)</i> <i>Kitchen</i></p> <p><b>First Floor</b> <i>Offices: 49.99 m2 (538 sq ft)</i></p> <p><b>External</b> <i>Boiler store</i> <i>6 allocated car parking spaces</i></p>			
TENURE	<p>The premises are freehold held under the Title WSX52579.</p> <p>Boscobel House has the benefit of a right of way for pedestrians and vehicles over adjoining land to access parking; the right to park 6 cars in marked spaces behind the building and a right of way on foot over an adjoining courtyard. Further details on request.</p>			
TENANCY	<p>The property is let on a full repairing and insuring lease to Greenaway Residential Limited for a term of 12 years from 19 August 2013, expiring on and including 18 August 2025 at a current passing rent of <b>£20,500 per annum exclusive</b>. There is an upward only rent review and tenant's only break option (subject to not less than 6 months notice) on 19 August 2019. The lease is inside the security of tenure provisions of the Landlord &amp; Tenant Act.</p>			
COVENANT	<p>The tenant is a well established, two office independent estate agency, originally set up in 1999. Greenaway Residential Limited (Company No. 08143502) was incorporated on 16 July 2012 and has a Low Risk Score (83) - Experian Company</p>			



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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  
[bessant@gravesjenkins.com](mailto: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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