



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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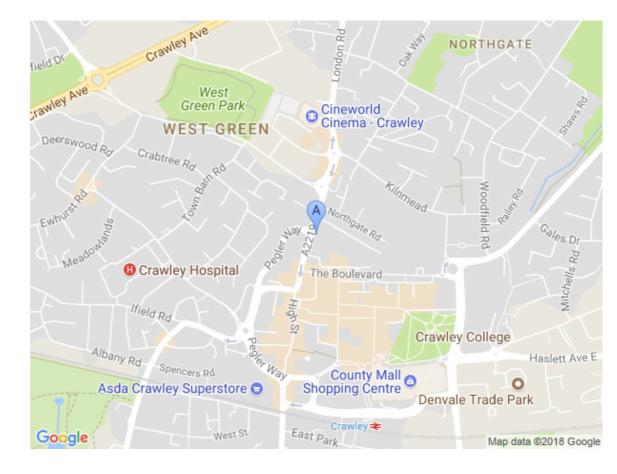
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LOCATION

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:				
	 Prominent location Excellent communications Designated parking - 6 spaces Recently refurbished throughout Gas fired central heating 				
ACCOMMODATION	The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate net internal floor areas:				
	Ground Floor Offices: 60.82 m2 (655 sq ft) Kitchen				
	First Floor Offices: 49.99 m2 (538 sq ft)				
	External Boiler store 6 allocated car parking .	spaces			
TENURE	The premises are freehold	d held under the T	Title WSX52579.		
	adjoining land to access	parking; the righ	t of way for pedestrians and vehic at to park 6 cars in marked spaces ver an adjoining courtyard. Furth	s behind	
TENANCY	Limited for a term of 12 ye August 2025 at a current	ears from 19 Aug passing rent of £ ew on 19 August 2	insuring lease to Greenaway Resi just 2013, expiring on and includin 20,500 per annum exclusive 2019. The lease is inside the secu nt Act.	g 18 . There is	
COVENANT	set up in 1999. Greenawa	ay Residential Li	ce independent estate agency, or mited (Company No. 08143502) w ow Risk Score (83) - Experian Co	vas	

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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		

David Bessant MRICS 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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