



GAINSBOROUGH HOUSE

26 - 32 High Street, Crawley, West Sussex, RH10 1BW

FREEHOLD OPPORTUNITY
Office and Retail



SUMMARY

- Located in the popular West Sussex town of Crawley.
- Freehold corner plot in a prime town centre position.
- Mixed-use asset comprising of 20,705 sq ft NIA of office and 3,017 sq ft NIA of retail plus 46 parking spaces.
- Existing Income of £41,020 per annum.
- Investment / Development / Owner Occupier opportunity.

We have been instructed to seek offers in excess of £3,000,000 (Three Million Pounds) for the freehold interest, subject to contract and exclusive of VAT.

A purchase at this level would reflect a very low capital value of £126 per sq ft on the NIA.



LOCATION

Crawley is a well-established and affluent West Sussex town:

- The town is one of the main centres of commerce, industry and employment in Sussex, strategically positioned between London and the South Coast.
- Junction 10 and 11 of the M23 lie 3 miles from Crawley town centre providing excellent links south to Brighton and coastal towns and north towards the national motorway network and London.
- Gatwick Airport is within a 15 minute drive, Brighton 35 minutes south, London approximately 1hr 30 minutes north.
- Existing town centre occupiers include: RSM, NatWest, Irwin Mitchell, Cisco Systems and Travelopia.
- The town has benefited from significant and continuous growth and investment including a variety of town centre regeneration projects.



SITUATION

- The property is situated at the southern end of Crawley High Street in a prime corner plot position, at the junction of the High Street and Pegler Way.
- Adjoining uses include offices, retail and residential.
- Approximately 0.25 miles from Crawley train station and County Mall shopping centre.
- Crawley train station provides direct links to Gatwick Airport and London Victoria in 10 minutes and 40 minutes, respectively.



THE OPPORTUNITY

The property comprises a vacant 20,705 sq ft NIA 3 storey modern office block plus 3,017 sq ft NIA of part occupied ground floor retail units.

- Large car parking area providing opportunity for additional site massing.
- Unit A is let to Astons Sales and Lettings Ltd at a rent of £41,020 per annum expiring April 2023, Unit B is vacant.
- Open plan office floors providing flexibility of occupation.
- Office includes raised access floors, comfort cooling, WCs on each floor and a passenger lift.
- The opportunity lends itself to investors, owner occupiers and developers.
- There is potential scope for redevelopment, subject to necessary planning consent.



TENURE

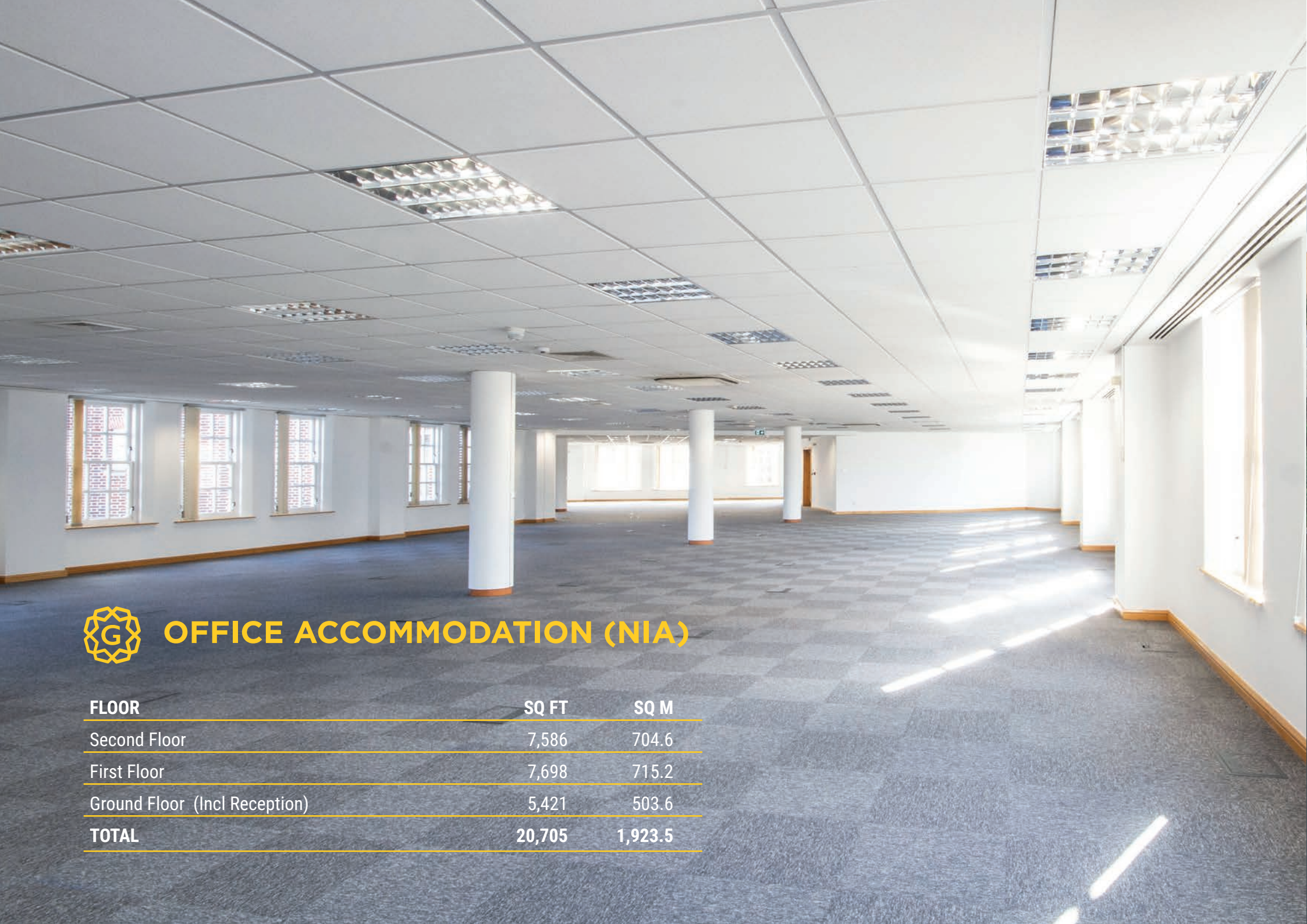
- The property is held Freehold (Title Number - WSX86473).
- Adjoining owner Kent Kraft Estates Ltd has rights to park in 4 spaces, subject to movement.



SITE AREA

The property extends to 0.45 acres (0.18ha).





OFFICE ACCOMMODATION (NIA)

| FLOOR | SQ FT | SQ M |
|-------------------------------|--------|---------|
| Second Floor | 7,586 | 704.6 |
| First Floor | 7,698 | 715.2 |
| Ground Floor (Incl Reception) | 5,421 | 503.6 |
| TOTAL | 20,705 | 1,923.5 |



RETAIL ACCOMMODATION (ITZA)

| FLOOR | SQ FT | SQ M |
|---------------------|-------|-------|
| Ground Floor Unit A | 575 | 53.4 |
| Ground Floor Unit B | 1,498 | 139.2 |
| TOTAL (ITZA) | 2,073 | 192.6 |
| TOTAL (NIA) | 3,017 | 280.3 |

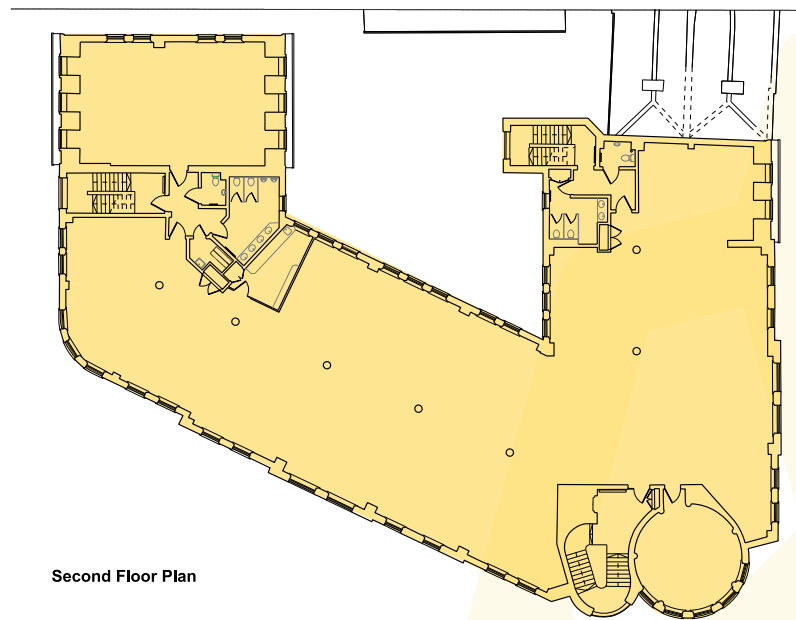


TENANCY SCHEDULE

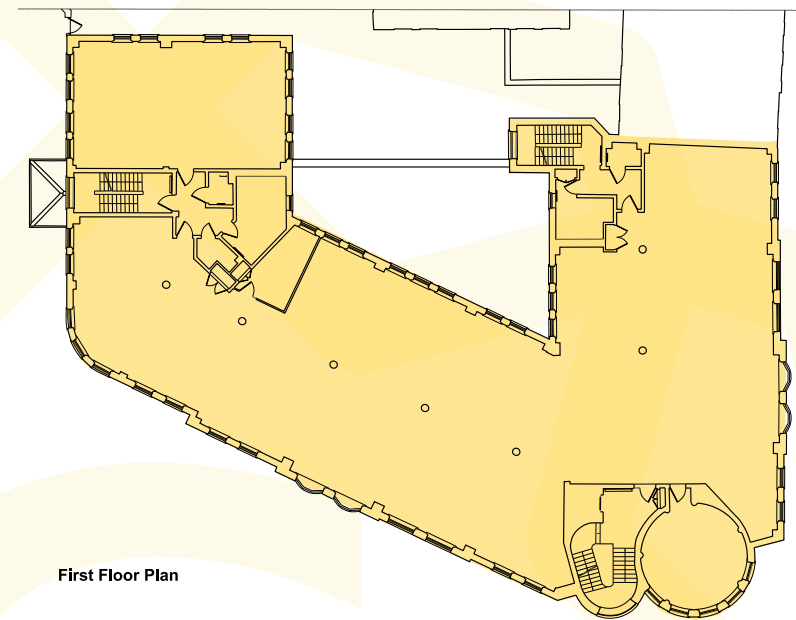
| TENANT | DEMISE | AREA SQ (ITZA) | LEASE START | LEASE EXPIRY | 1954 L&T ACT | RENT (p.a.) |
|--|---------------------|----------------|-------------|--------------|--------------|-------------|
| Jonathan Page & Tony Salmon (Astons Sales and Lettings Ltd) | Ground Floor Unit A | 575 | 17-Apr-03 | 16-Apr-23 | Inside | £41,020 |



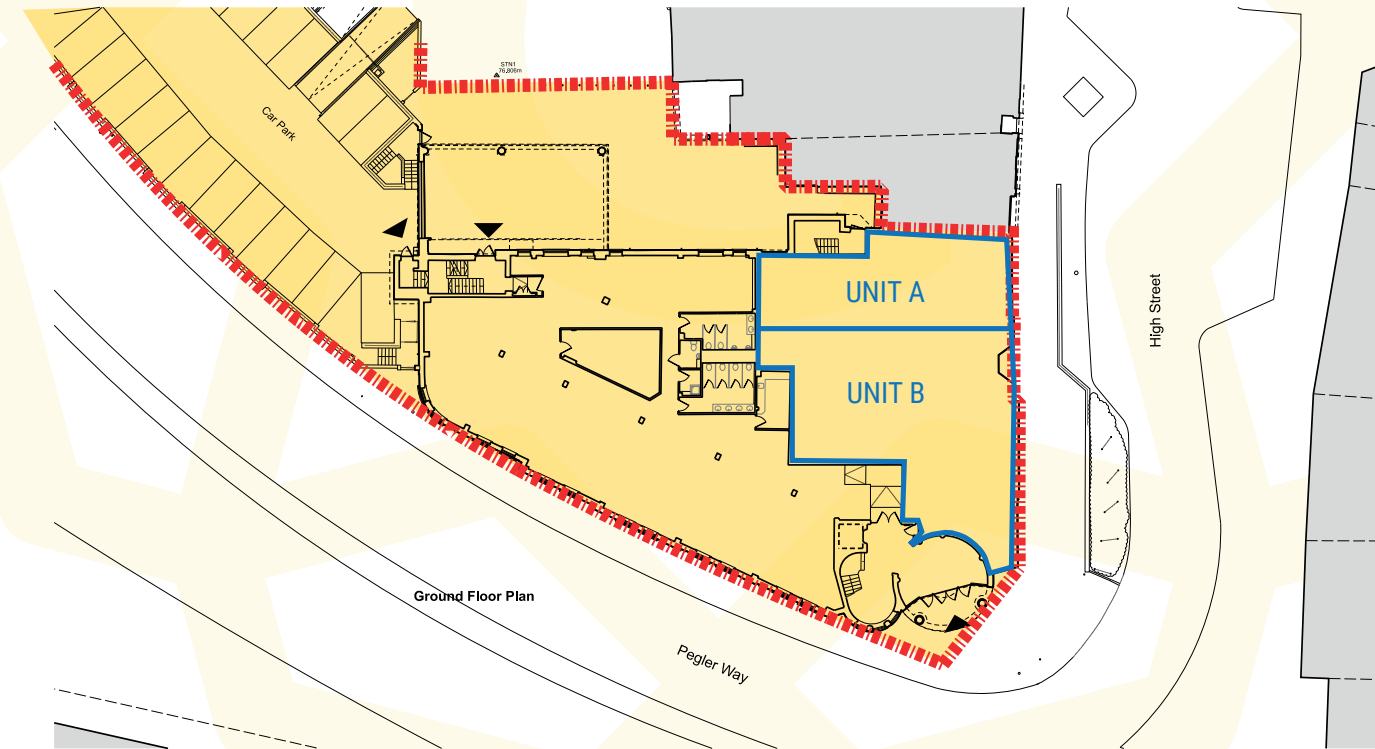
Second Floor Plan



First Floor Plan



Ground Floor Plan





| | |
|-----------------|------------|
| CRAWLEY STATION | 0.25 miles |
| GATWICK AIRPORT | 6 miles |
| BRIGHTON | 23 miles |
| LONDON | 32 miles |
| M23 J10 | 3 miles |



| | |
|------------------|------------|
| LONDON VICTORIA | 32 minutes |
| LONDON BRIDGE | 36 minutes |
| BRIGHTON | 34 minutes |
| ST PANCRAS | 45 minutes |
| HEATHROW AIRPORT | 71 minutes |



VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).



EPC

The offices have an EPC rating of D.
Unit A has an EPC rating of C.
Unit B has an EPC rating of D.



PRICE

We have been instructed to seek offers in excess of £3,000,000 (Three Million Pounds) for the freehold interest, subject to contract and exclusive of VAT.

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BUSINESS RATES

Rateable values:
Offices - £335,000.
Unit A - £29,624.
Unit B - £46,400.





DATA ROOM

[Click here to access the Data Room](#)

The following documentation is provided:

- Title Documents
- Location Plan
- Existing Floor Plans
- Lease (available on request)
- Photos
- [Video Tour](#)
- EPCs
- Planning Documents
- Additional Reports/Surveys



VIEWING & FURTHER INFORMATION



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