

MAKING
PROPERTY
WORK
SHW.CO.UK

SHW

TO LET
(2,301 sq ft/213.76 sq m)
bedroom
partnership
TO LET
0151 305 0287
SHW
01293 441300

Opticists

Specsavers

Opticians



Hearing Aids



We ask you to wear a face covering

In line with our NHS guidance to keep everyone safe

We welcome prescriptions from all opticians

Discover ReWear
Old fashioned prescription replaced by nature

Contact Lenses

TO LET

HIGH FOOTFALL – PRIME RETAIL / E-CLASS PREMISES
2,087 SQ FT (193.97 SQ M)
8 The Martlets, Crawley, West Sussex, RH10 1ES

DESCRIPTION

The property comprises a shell condition space arranged over ground and first floor, suitable for a variety of occupiers (STNC) that can benefit from high footfall and prominent pitch. The space benefits from recessed glazed shop frontage, rear yard, kitchenette and W/C facilities.

LOCATION

The subject premises are located in a prime retailing position on The Martlets which links Queens Square and The County Mall Shopping Centre which is one of the largest shopping centres in South East England, offering some significant retail space with dozens of shop units and over 1,700 car parking spaces together with a large food court. Nearby retailers include Metro Bank, Café Nero, Lush and TUI.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Sales Area	1,036.89	96.33
First Floor	1,050.95	97.64
TOTAL	2,087.84	193.97

RENT

Available by way of a new full repairing and insuring lease at a commencing rent of **£55,000 Per annum exclusive**, subject to rent reviews at the appropriate intervals.

RATES

Effective April 2023, the rateable value of the property is £36,750. For further information on rates payable please contact the agent.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876200

Alexander Denning t: 01273 876 218

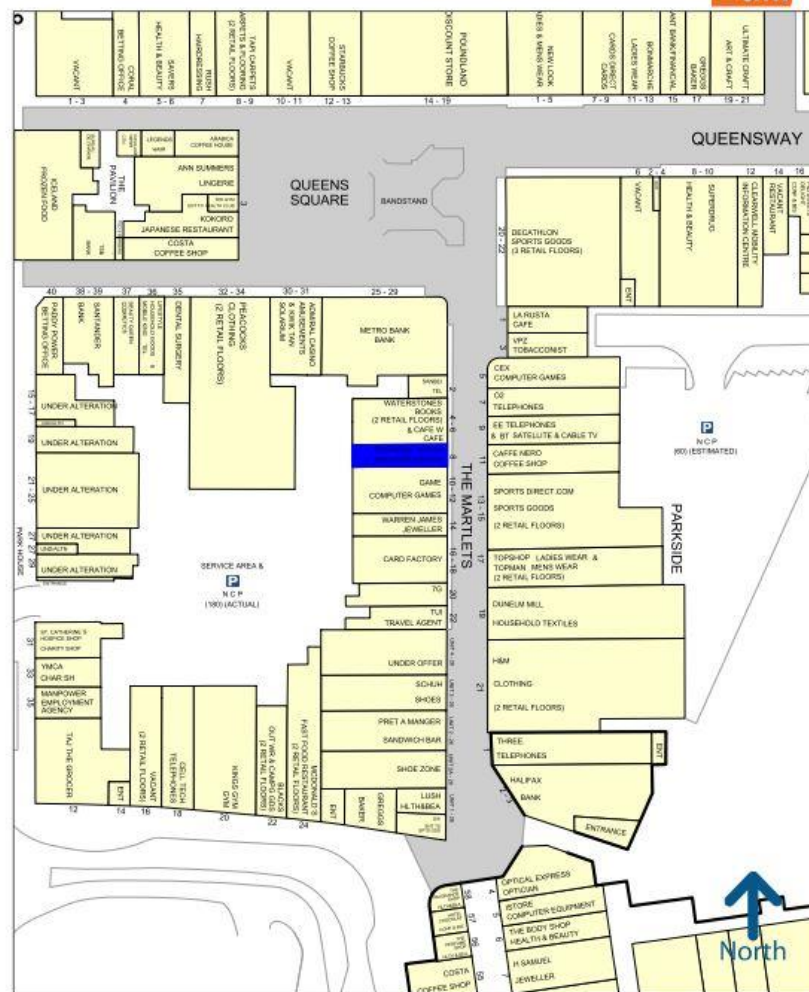
Richard Pyne t: 01273 876 213

e: adenning@shw.co.uk

e: rpyne@shw.co.uk



**MAKING
PROPERTY
WORK**



50 metres

Experian Goad Plan Created: 27/07/2021
Created By: Stiles Harold Williams



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

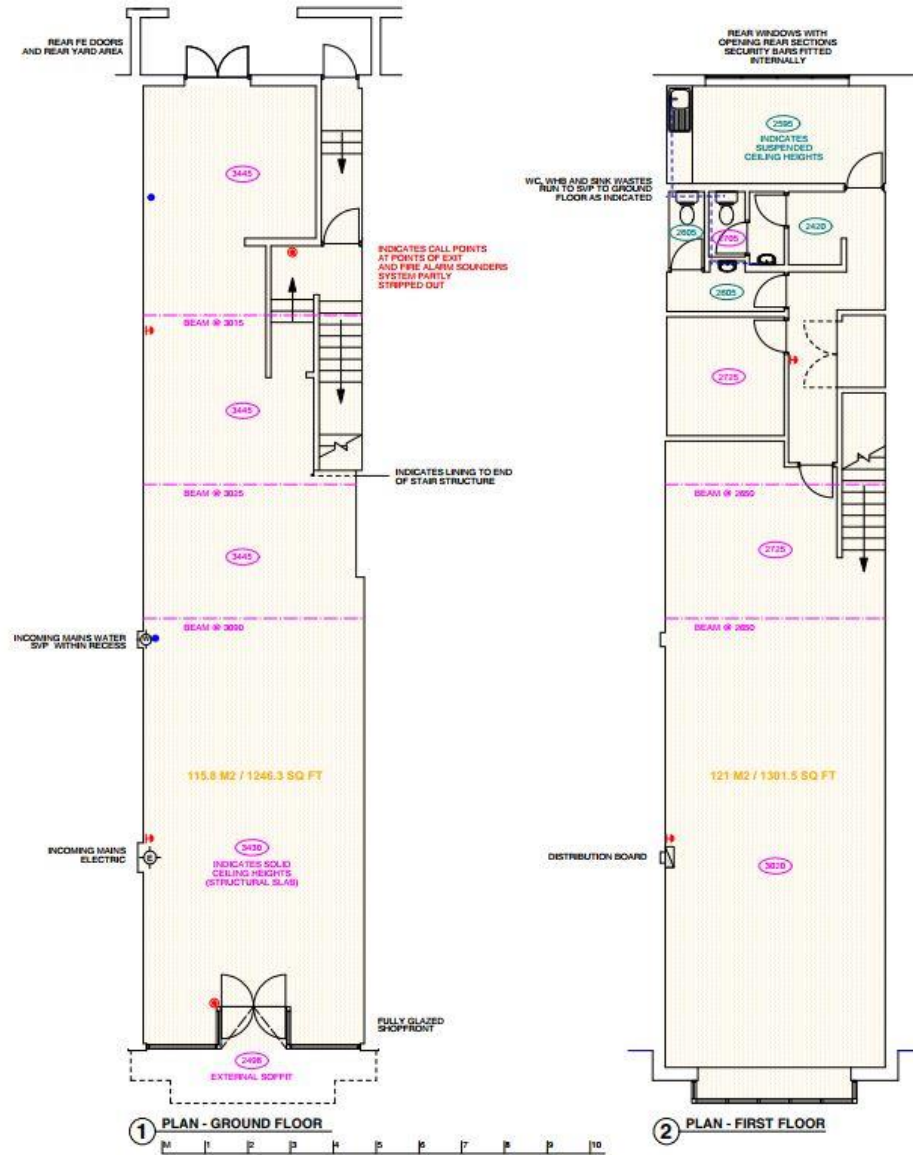
VIEWINGS – 01273 876200

Alexander Denning t: 01273 876 218
Richard Pyne t: 01273 876 213

e: adenning@shw.co.uk
e: rpyne@shw.co.uk

@SHWProperty
 SHW Property
 SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edzo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



VIEWINGS – 01273 876200

Alexander Denning

t: 01273 876 218

e: adenning@shw.co.uk

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk



@SHWProperty



SHW Property



SHW Property