

Crawley - 102 Worth Road, Pound Hill RH10 7DU
Freehold Vacant Nursery with Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Crawley - 102 Worth Road, Pound Hill RH10 7DU

Freehold Vacant Nursery with Residential Development Potential



Investment Consideration:

- Purchase Price: POA
- Vacant possession
- ERV: £40,000 p.a.
- VAT is NOT applicable to this property
- Comprises semi-detached two storey building, previously operated as nursery
- Residential development potential, subject to obtaining the necessary consents
- Total area size 242.2 sq m (2,606 sq ft)
- Providing off road car parking for about 6 cars.
- Courtyard area at rear
- Located on the southern side of Worth Road, a short walk from Pound Hill shopping parade and approximately 0.5 miles from Three Bridges station.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 102 (Ground/First Floor)	Ground Floor: Nursery 185 sq m (1,996 sq ft) 4 Rooms, Kitchenette, Office, WCs, First Floor: Nursery 56 sq m (610 sq ft) 2 Rooms, Kitchen, WCs	Vacant		ERV: £40,000	

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Property Description:

Comprising a prominent semi-detached two storey building with a large single storey extension. To the front of the property there is a forecourt providing off road car parking for 6 cars and to the rear, a small courtyard garden area. Residential development potential, subject to obtaining the necessary consents.

The property provides the following accommodation and dimensions:

Ground Floor: 185.5 sq m (1,996 sq ft)

4 Rooms, Kitchenette, WCs, Office

First Floor: 56.7 sq m (610 sq ft)

2 Rooms, Kitchen, WCs

Total area size: 242.2 sq m (2,606 sq ft)

Tenancy:

The entire property is at present vacant. ERV: £40,000 per annum.



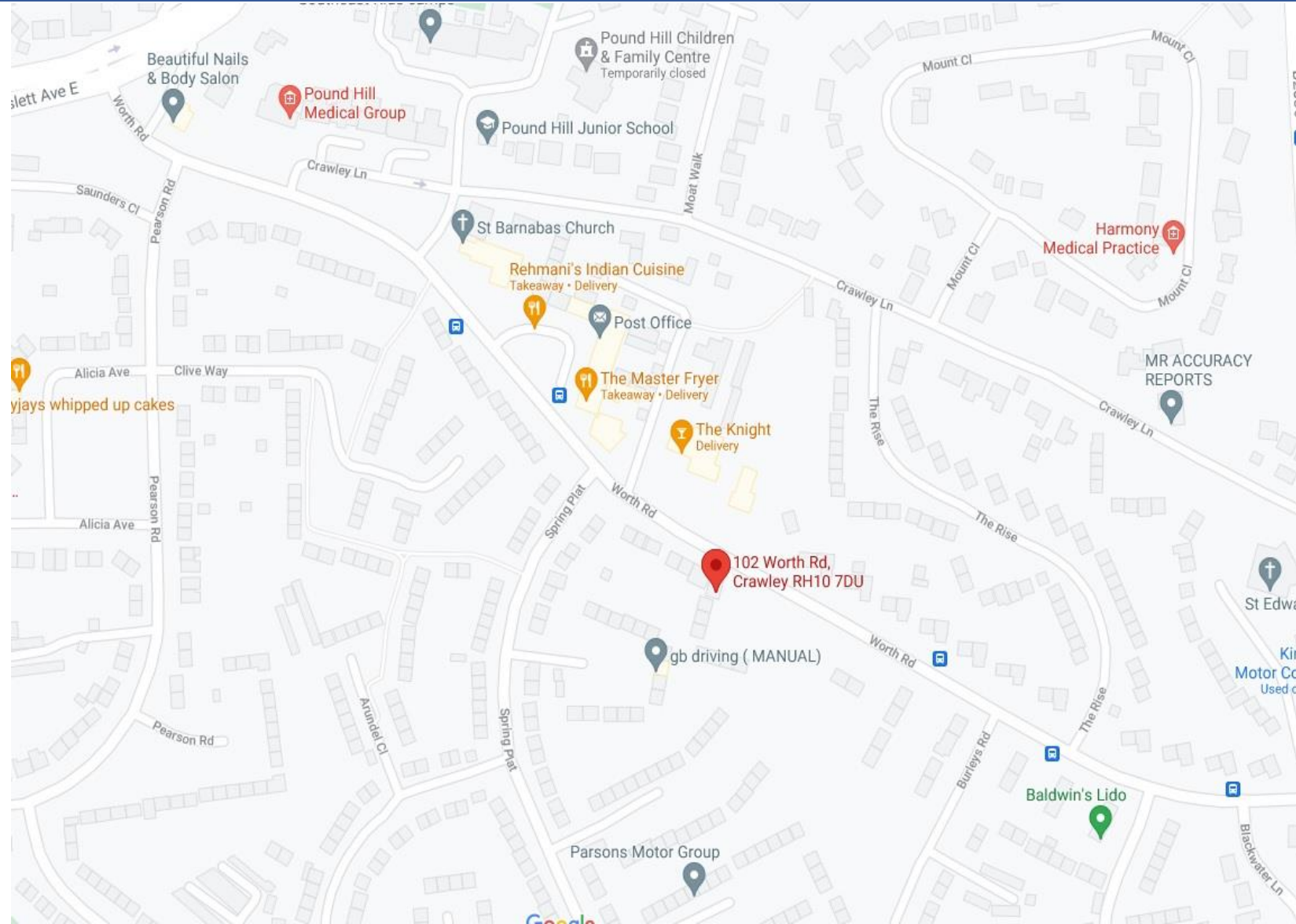
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Location:

Crawley is a large town and borough in West Sussex, England. It is 28 miles (45 km) south of London, 18 miles (29 km) north of Brighton and Hove, and 32 miles (51 km) north-east of the county town of Chichester. Located on the southern side of Worth Road, a short walk from Pound Hill neighbourhood shopping parade and approximately 0.5 miles from Three Bridges station and approximately 1.5 miles east of Crawley town centre. The town is located next to M23 with direct links to M25. Regular train services run from Crawley, and also Ifield, to London Victoria and London Bridge stations, Gatwick Airport, East Croydon, Horsham, Bognor Regis, Chichester, Portsmouth and Southampton. Three Bridges has direct Thameslink trains to Bedford and Brighton. The property is located on the southern side of Worth Road, a short walk from Pound Hill neighbourhood shopping parade and approximately 0.5 miles from Three Bridges station.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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