

CRAWLEY

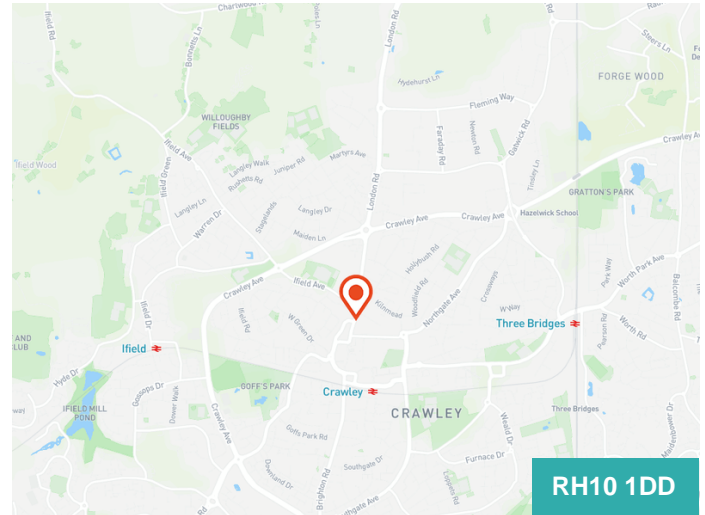
109 High Street, Boscobel
House, RH10 1DD



FREEHOLD FOR SALE

INVESTMENT FOR SALE

- Attractive Grade 2 listed commercial building
- Prominent town centre location
- Possible future residential use, subject to any required consents
- Secure car park to rear
- Fully Let to Greenaway Residential Limited until August 2025
- Current rental income £22,960 pa
- For Sale Freehold £375,000
- Reflecting NIY of 5.89% after assumed purchaser costs of 4%



Summary

Price	£375,000
EPC Rating	Upon Enquiry

Description

Grade II Listed building comprises of an attractive two storey commercial property, built in the 17th Century. with rear under-croft private car parking.

The building provides estate agents office accommodation on two floors, with WC and separate kitchen area.

There is front access from the High Street and rear access out to car park via a small courtyard area.

Location

Located at the northern end of Crawley High Street in the principal office area of the town. Fastway bus stops are nearby and Crawley railway station is about ½ mile away. Approximately 0.6 miles from Crawley Avenue (A23) Ifield Roundabout

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together, with evidence/proof identifying source of funds being relied upon to complete the transaction.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	603.88	56.10	Occupied
1st	541.44	50.30	Occupied
Total	1,145.32	106.40	

Viewings

Via appointment with sole agent Vail Williams LLP.

Covenant

Greenaway Residential Limited are a well-established estate and letting agents. Specialising in residential property sales, letting and property management with offices in Crawley and East Grinstead. The business has been trading for over 21 years having been established since 2000.

Tenancy

The whole property is let to Greenaway Residential Limited for a term of 12 years expiring 18th August 2025. The current rent is £22,960 pa following a review in 2019. We understand that the lease contains repairing and insuring covenant subject to a photographic schedule of condition at the start of lease. Copy of lease available upon request to seriously interested parties.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Steve Berrett
01293 612600
07780 324996
sberrett@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 24/08/2021



