

lot 75

## 35 & 36 Queens Square Crawley, West Sussex RH10 1HA

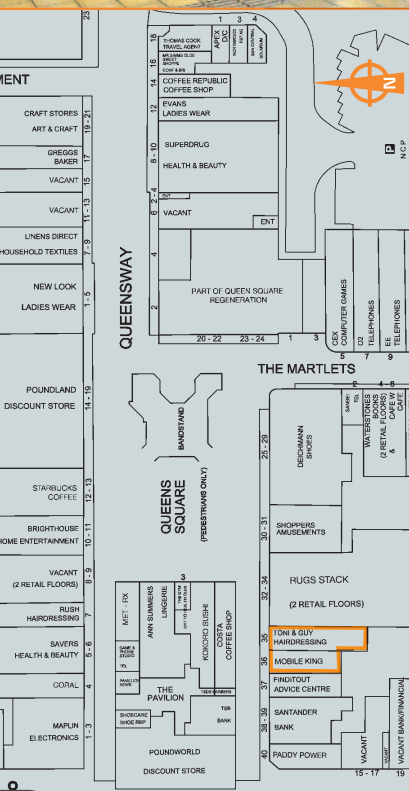
Rent  
£65,500 per  
annum  
exclusive

### Freehold Retail Investment

- Tenants include Toni & Guy (South) Ltd (guaranteed by Mascolo Limited)
- Unit 36 has been let on a new 10 year lease to Sunfresh Investments Limited (subject to option)
- Pedestrianised town centre location
- Crawley Borough Council and West Sussex County Council are investing £3m to regenerate Queens Square and development is due to begin shortly
- VAT free Investment

On behalf of  
Receivers

**CBRE**



### Location

Miles: 21 miles north of Brighton  
23 miles west of Tunbridge Wells  
30 miles south of Central London  
Roads: A23, A264, M23 (Junction 10, 10A, 11)  
Rail: Crawley Railway Station  
Air: London Gatwick Airport

### Situation

Crawley is a popular London and Brighton commuter town located approximately 2 miles south of Gatwick Airport. The property is prominently situated on the south side of pedestrianised Queens Square, opposite The Pavilion Shopping Arcade and close to its junction with The Broadway and Queensway in the heart of the town centre. Nearby occupiers include Marks & Spencer, Superdrug, New Look, Costa and Waterstones.

### Queens Square Regeneration

Crawley Borough Council and West Sussex County Council are working together to enhance the town centre and are investing £3 million to regenerate Queens Square. Improvements to the public realm will transform the square into a high quality, distinctive and enjoyable public space, encourage new and existing landowners and businesses to invest in the area and act as a catalyst for wider regeneration. Cabinet approved the design concept at its meeting in March 2015.

The planning application was approved on 3rd August 2015. The regeneration of Queens Square is due to begin mid-2016. For further information please refer to [www.crawley.gov.uk](http://www.crawley.gov.uk)

### Description

The property comprises two self-contained ground floor retail units with first and second floor ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
35	Ground	Retail/Ancillary	127.20 sq m	(1,369 sq ft)	<b>TONI &amp; GUY (SOUTH) LTD</b> <b>LTD guaranteed by</b> <b>Mascolo Ltd (i)</b>	10 years from 25/03/2013 (2)	£37,500	25/03/2018 (24/03/2023) (2)
	First	Ancillary	47.05 sq m	(506 sq ft)				
	Second	Ancillary	37.85 sq m	(407 sq ft)				
36	Ground	Retail/Ancillary	97.00 sq m	(1,044 sq ft)	<b>SUNFRESH INVESTMENTS LTD</b> <b>(t/a Mobile King)</b>	10 years from 14/01/2016 (3)	£28,000 (4)	14/01/2021 (13/01/2026)
	First	Ancillary	42.70 sq m	(459 sq ft)				
	Second	Ancillary	52.30 sq m	(562 sq ft)				
<b>Totals</b>			<b>404.10 sq m (4,349 sq ft)</b>				<b>£65,500</b>	

(1) Toni & Guy are a multi award winning hairdressing brand with more than 475 salons across 48 countries. (Source: [toniandguy.com](http://toniandguy.com) 22/02/2016)

(2) The lease provides for a tenant option to determine on 24th March 2018.

(3) The lease provides for a tenant option to determine on 14th January 2021.

(4) The tenant is currently benefitting from a rent free period due to expire 20th May 2016. The seller has agreed to adjust the completion monies so that the property will effectively produce £65,500 p.a.x. from completion of the sale.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**

Contact: Greg Rigby.

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Email: [greg.rigby@dentons.com](mailto:greg.rigby@dentons.com)

See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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