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**TO LET**

**PRIME RETAIL IN HIGH FOOTFALL LOCATION**  
**2,088 SQ FT (193.98 SQ M)**  
**8 The Martlets, Crawley, West Sussex, RH10 1ES**

**DESCRIPTION**

The property comprises ground floor sales and first floor ancillary accommodation, with w/c and kitchenette facilities on the first floor. The shop benefits from a recent full refurbishment with new carpet throughout, lighting and internal roller shutter. Suitable for a variety of occupiers (STNC).

**LOCATION**

It is a highly prominent pitch, situated in a prime position between Barclays Bank and Waterstones. The Martlets links Queens Square and The County Mall Shopping Centre, one of the largest shopping centres in South East England, offering over 1,700 car parking spaces. Nearby retailers include Café Nero, Lush, TUI, Specsavers, Barclays Bank, Metro Bank, Chiawala.

**RENT**

Available by way of a new full repairing and insuring lease at a commencing rent of **£50,000 Per annum exclusive**, subject to rent reviews at the appropriate intervals.

**RATES**

The April 2026 Rateable Value of the property is £40,500.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

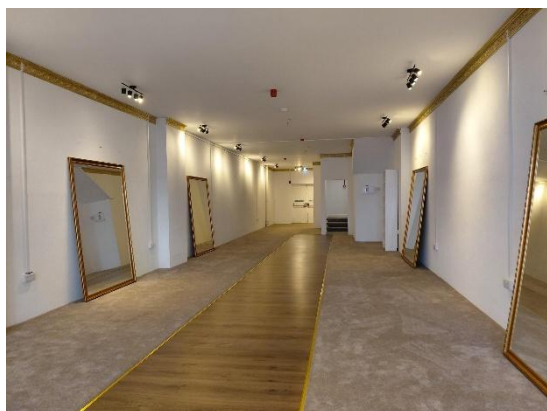
Each party is to be responsible for their own legal fees.

**EPC**



**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor	1,037	96.34
First Floor	1,051	97.64
<b>TOTAL</b>	<b>2,088</b>	<b>193.98</b>



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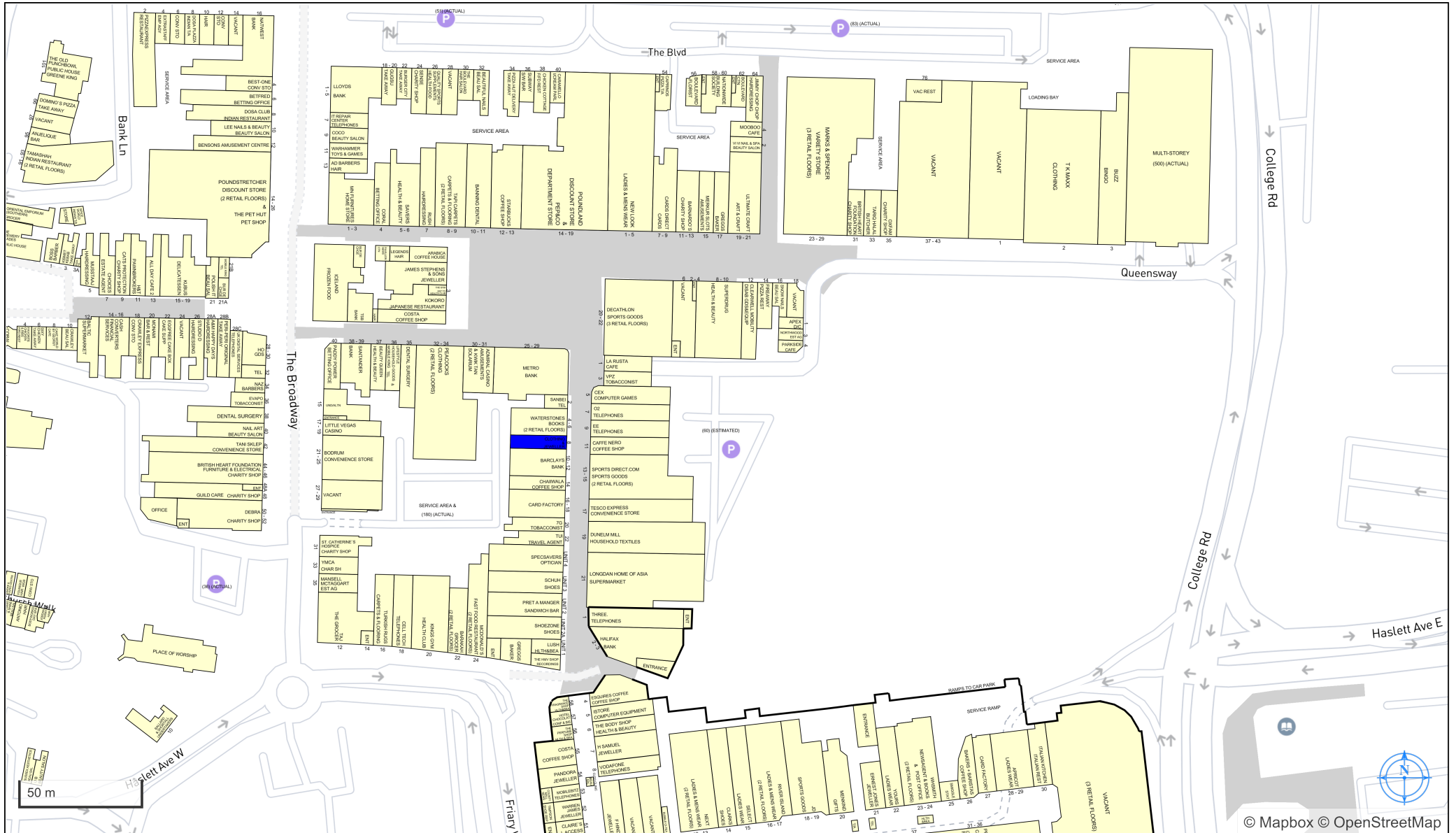


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