



THE GATWICK MANOR

LONDON ROAD, CRAWLEY, RH10 9ST

FOR LEASE



£90,000 + VAT per annum

Exceptional lease opportunity for a landmark Grade II and Grade II* Listed hospitality venue comprising a substantial public house and restaurant with ample parking. The property offers significant scope for a destination food, events and hospitality business, with potential to provide guest accommodation subject to the necessary consents.



OUTGOINGS

Rent: £90,000 +VAT per annum

Service Charge: TBC

Rateable Value: £117,000 (includes function suites etc.)

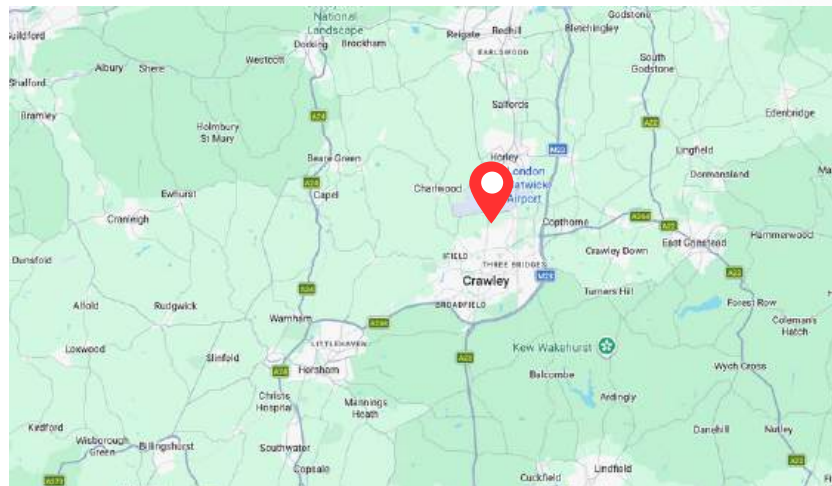
EPC: C57

LOCATION

The property is situated next to a 101 room Premier Inn that does not have a bar or currently provide day/ evening service. With a prominent and accessible location, this site provides excellent connectivity to the wider South East via the M23 motorway.



Gatwick Airport (North Terminal)	- 3.5 miles
Crawley Town Centre	- 3 miles
M23	- 2 miles
Manor Royal Business Park	- 1 mile



THE GATWICK MANOR

Pub/Restaurant



Characterful main public house and restaurant offering extensive trading accommodation within an attractive period building, suitable for all-day dining, drinks and destination hospitality use.



THE MANOR HOUSE

Accommodation

Previously utilised as General Manager's accommodation, offering potential for conversion to guest accommodation or boutique letting rooms, subject to the necessary consents.



FLOORPLAN

Approximate Floor Area = 699.7 sq m / 7531 sq ft
(Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110077

TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.

OTHER SPACE AVAILABLE ON SITE

Subject to further negotiation

TGE
PROPERTY

THE SHIPLEY SUITE & LOXWOOD SUITE

Function Suites



Well-presented function suites with shared lobby area, suitable for private dining, meetings, corporate functions and smaller-scale events.

THE TYTHE BARN

Function Suite

Impressive dedicated function facility ideal for weddings, celebrations, conferences and private events, benefiting from charming period features and flexible event space.





THE WINDMILL

Accommodation



The former Assistant Manager's accommodation with potential for guest accommodation, holiday letting or ancillary hospitality use, subject to the necessary consents.

STAFF CHALET

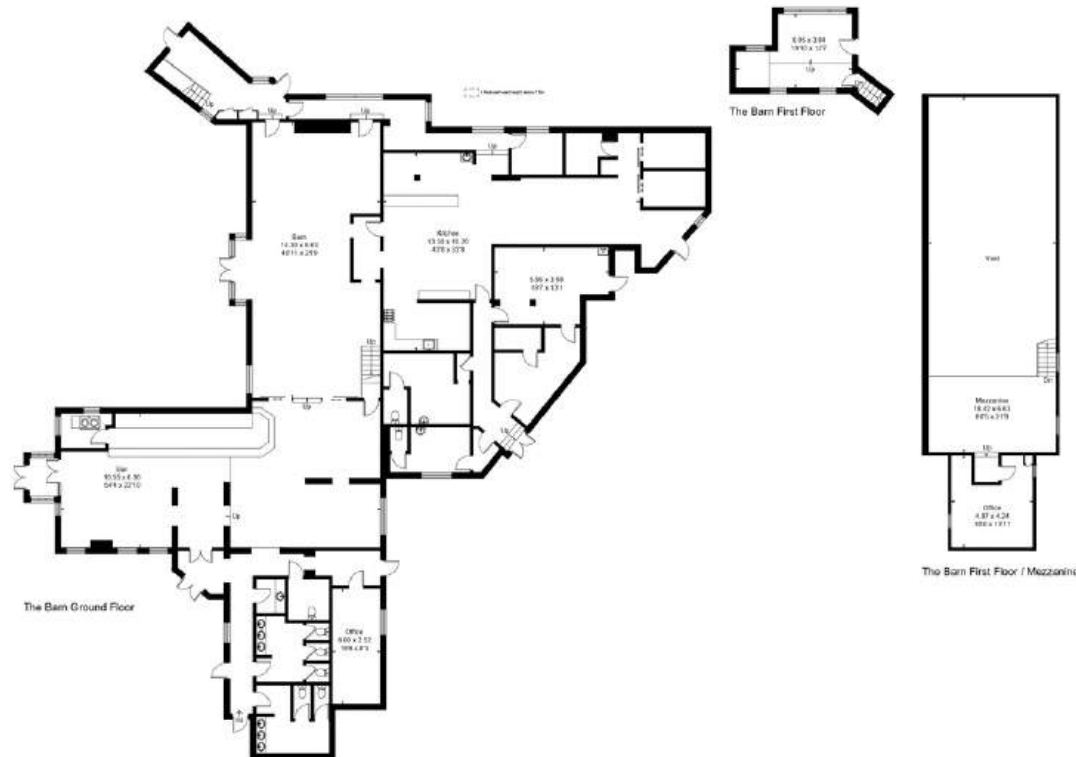
Accommodation

Useful ancillary staff accommodation supporting operational and hospitality requirements.



FLOORPLAN

Approximate Floor Area = 606.2 sq m / 6525 sq ft
(Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110077

TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.

FLOORPLAN

Approximate Floor Area = 914.2 sq m / 9840 sq ft
Outbuildings = 28.4 sq m / 306 sq ft
Total = 942.6 sq m / 10146 sq ft
(Excluding Void)

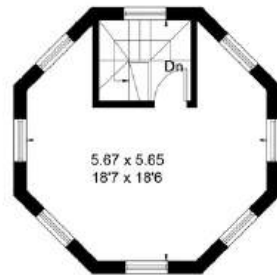


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110077

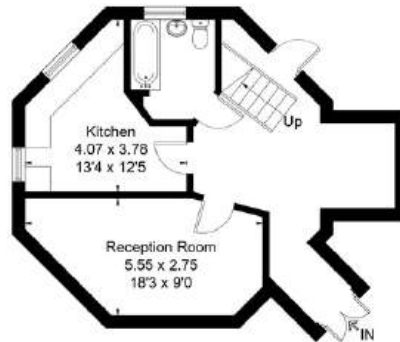
TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.

FLOORPLAN

Approximate Floor Area = 71.9 sq m / 774 sq ft
Outbuildings = 129.8 sq m / 1397 sq ft
Total = 201.7 sq m / 2171 sq ft

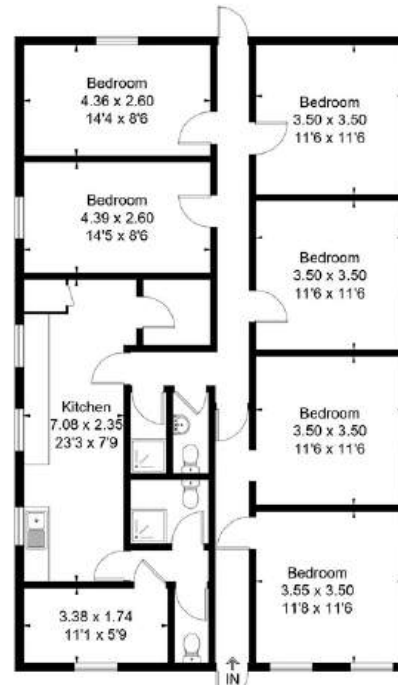


Windmill Accommodation
First Floor



Windmill Accommodation
Ground Floor

(Not Shown In Actual Location / Orientation)



Staff Accommodation
Ground Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110077

TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.