

HAYWARDS HEATH

102 SOUTH ROAD RH16 4LL



Prominent High Street Shop - To Let
Busy Commuter Town

LOCATION

Haywards Heath is an affluent commuter town within West Sussex with a population of 33,845 (2011 census), situated c. 14 miles north of Brighton and c. 13 miles south of Crawley and Gatwick Airport. The town benefits from a mainline railway station with direct services to Gatwick Airport, London Victoria, Blackfriars and London Bridge.

The property occupies a prominent position at the northern end of South Road, close to its junction with Haywards Road, and is within a short walking distance of a number of public car parks.

Notable retailers within the immediate vicinity include **Millets, British Heart Foundation, Vision Express, Cancer Research UK, KFC** and **Iceland**.

The Orchards Shopping Centre is also nearby and provides the town's primary shopper's car park, offering 253 spaces. The centre is anchored by **Marks and Spencer**, whilst other occupiers of note include **The Works, Superdrug, Next, Cards Direct, EE, Holland & Barrett, Clarks, EE, Fat Face, Mountain Warehouse** and **Tesco Express**.

ACCOMMODATION

The property is arranged over ground floor only with the following approximate dimensions and net internal floor areas:-

Gross Frontage	6.71 m	22 ft 0 ins
Internal Width (max)	6.48 m	21 ft 3 ins
Shop Depth	13.26 m	43 ft 6 ins
Built Depth	15.47 m	50 ft 9 ins
Ground Floor Sales	91.23 sq m	982 sq ft
Ground Floor Ancillary	31.87 sq m	343 sq ft
Total NIA	123.10 sq m	1,325 sq ft

The property benefits from rear access via St Wilfrid's Way.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£32,000 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£22,250
Rate in the £ (2022/23)	49.1p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information, plans or to arrange an inspection of the property please contact sole agents:-

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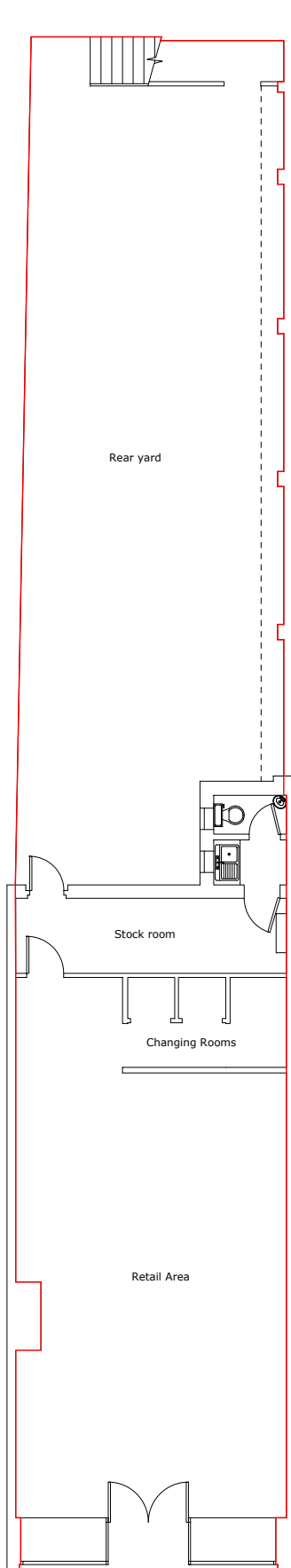
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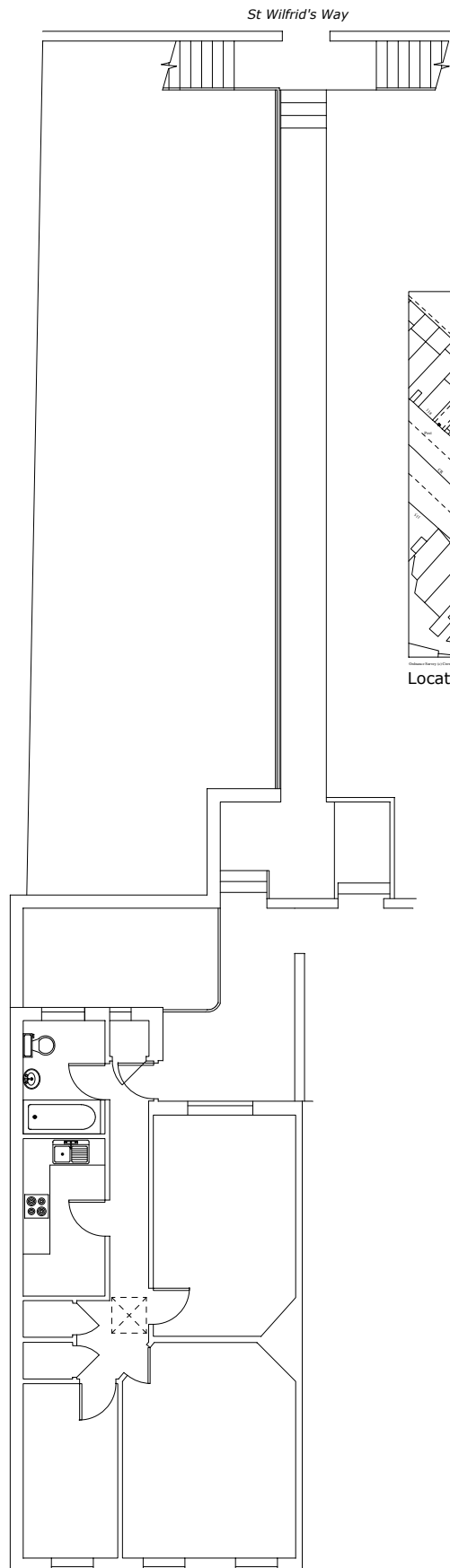
Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001



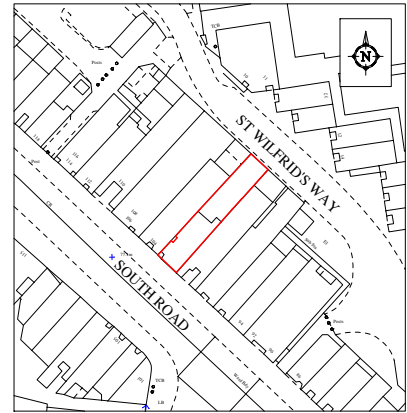
FLOOR PLAN



Ground Floor



First Floor



Location plan scale 1:1250





Experian Goad Plan Created: 09/06/2021
Created By: Cradick Retail

