

# HAYWARDS HEATH

105 SOUTH ROAD RH16 4LR



Prominent High Street Shop - To Let

## LOCATION

Haywards Heath is an affluent commuter town within West Sussex with a population of 33,845 (2011 census), situated 14 miles north of Brighton and 12/13 miles south of Crawley and Gatwick Airport. Haywards Heath benefits from a mainline railway station with frequent services to both Gatwick Airport and central London.

The property occupies a prominent position on the west side of South Road close to its junction with Haywards Road and within short walk of a number of public car parks.

The property is directly opposite **Millets** and **Crew Clothing** and close to **Iceland** and **Lloyds Bank**.

Other nearby occupiers include **Vision Express**, **Currys PC World**, **British Heart Foundation**, **KFC** and **Betfred**.

## ACCOMMODATION

The property comprises a ground floor retail unit with basement storage, comprising the following approximate dimensions and net floor areas:-

Gross Frontage	6.23 m	20 ft 3 ins
Internal Width	5.70 m	19 ft 0 ins
Shop Depth	16.15 m	53 ft 0 ins
Ground Floor Sales	90.67 sq m	976 sq ft
Ground Floor Ancillary	15.60 sq m	168 sq ft
Basement Storage	24.89 sq m	268 sq ft

## TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease at a commencing rental of £21,500 pa subject to a mid-term upward only rent review.

## ENERGY PERFORMANCE CERTIFICATE

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

## RATING ASSESSMENT

Current Rateable Value	£17,750
Rate in the £ (2022/23)	49.1p

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

## VAT

The property is not registered for VAT and VAT will not therefore apply to the rent.

## 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 agent:-

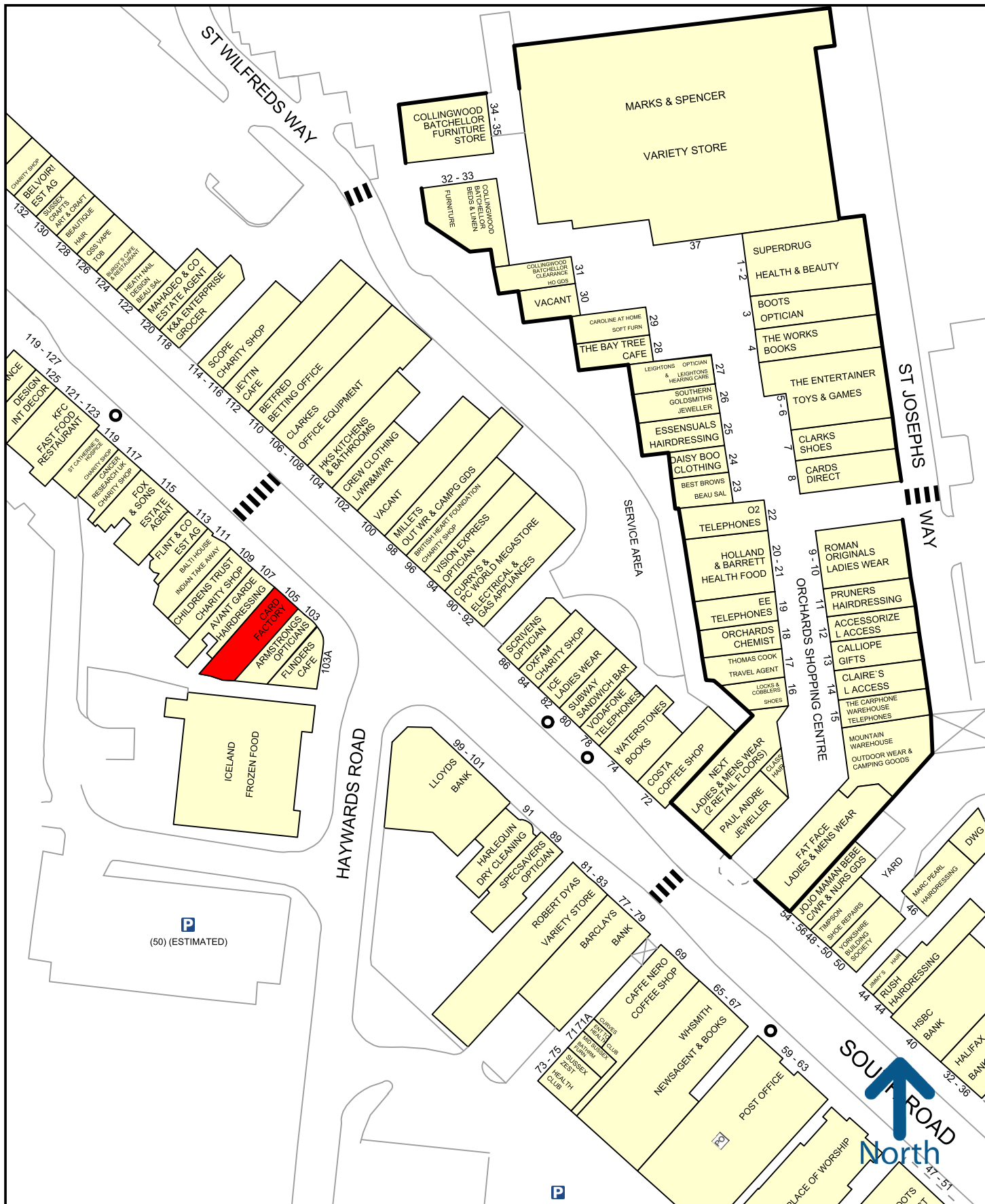
Andrew Morrish  
01273 617141  
07919 172115  
[amorrich@cradick.co.uk](mailto:amorrich@cradick.co.uk)

Subject to Contract

[www.cradick.co.uk](http://www.cradick.co.uk)

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





50 metres

Experian Goad Plan Created: 26/05/2020  
Created By: Cradick Retail

