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# HAYWARDS HEATH 102 SOUTH ROAD RH16 4LL

CREW CLOTHING COMPANY

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Prominent High Street Shop - To Let Busy Commuter Town

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#### 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:-

Charlie Evans 01892 707570 07484 510906 cevans@cradick.co.uk Andrew Morrish 01273 617141 07919 172115 amorrish@cradick.co.uk

Subject to Contract



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# FLOOR PLAN

