

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
amorrish@cradick.co.uk

Subject to Contract

www.cradick.co.uk

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

