

# HAYWARDS HEATH

24-26 SOUTH ROAD RH16 4LQ



**Subject To Vacant Possession**  
Prime Shop - To Let  
Adjoining Greggs - Opposite Boots



## 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 trading position at the southern end of South Road, Hayward Heath's primary commercial thoroughfare, near the roundabout connecting Sussex Road (B2112 - leading from the A272) and a short distance to the entrance of **The Orchards Shopping Centre**.

The property adjoins **Greggs** and is directly opposite **Boots** and **Santander**, whilst other notable retailers within the immediate vicinity include **Cook**, **Poundland** and **WHSmith**.

The nearby **Orchards Shopping Centre** is anchored by **Marks & Spencer** whilst other occupiers of note include **Next**, **Holland & Barrett**, **Fat Face**, **Card Factory** and **Superdrug**. The adjoining public car park provides a further 110 spaces.

## ACCOMMODATION

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

|                         |             |             |
|-------------------------|-------------|-------------|
| Gross Frontage          | 8.84 m      | 29 ft 0 ins |
| Internal Width (max)    | 8.76 m      | 28 ft 9 ins |
| Built Depth             | 22.33 m     | 73 ft 3 ins |
| Ground Floor Sales      | 175.31 sq m | 1,887 sq ft |
| First Floor Staff/Store | 34.56 sq m  | 372 sq ft   |

The property benefits from rear servicing via Hazelgrove Road.

## TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£42,500 per annum**, subject to five yearly upward only rent reviews.

## 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  | £44,250 |
| Rate in the £ (2022/23) | 49.9p   |

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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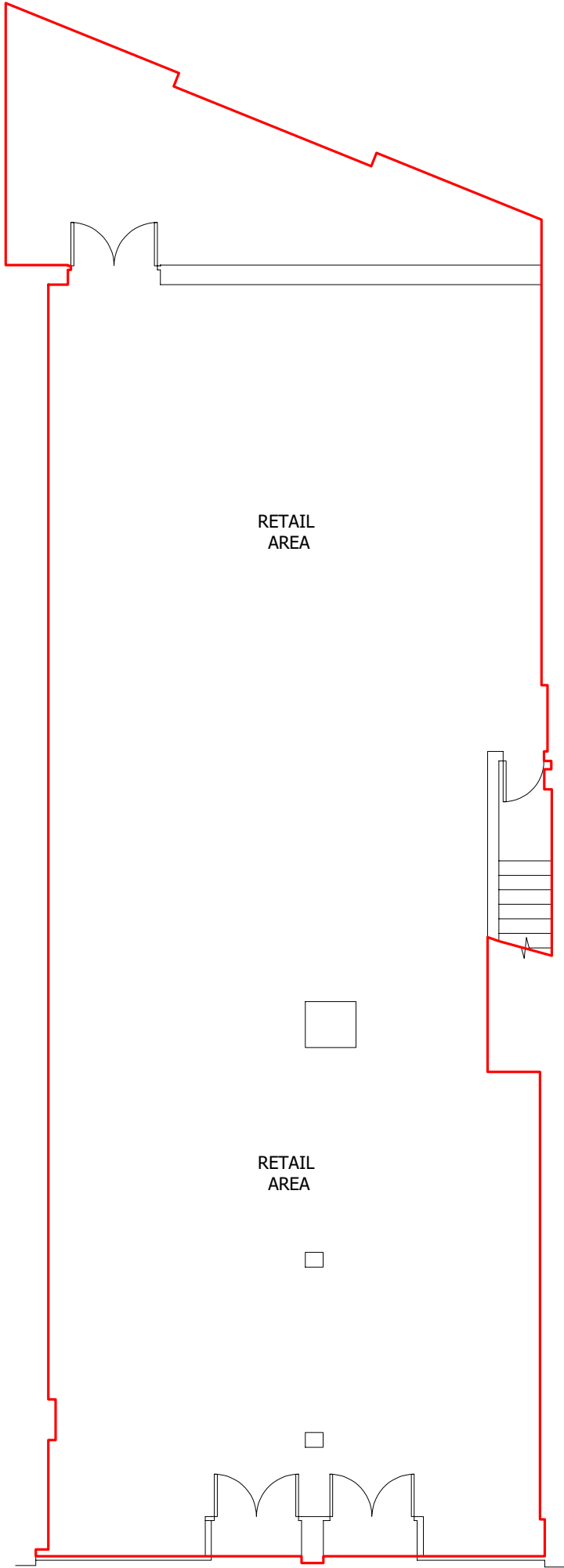
[jpearman@cradick.co.uk](mailto:jpearman@cradick.co.uk)

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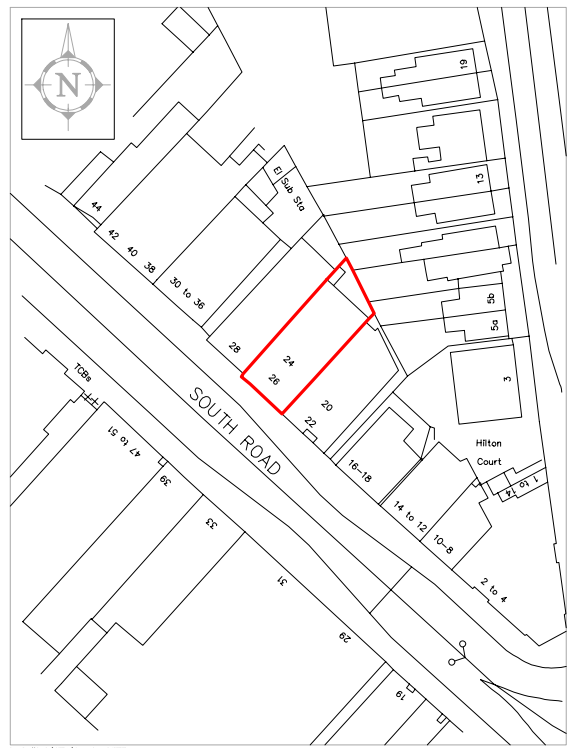
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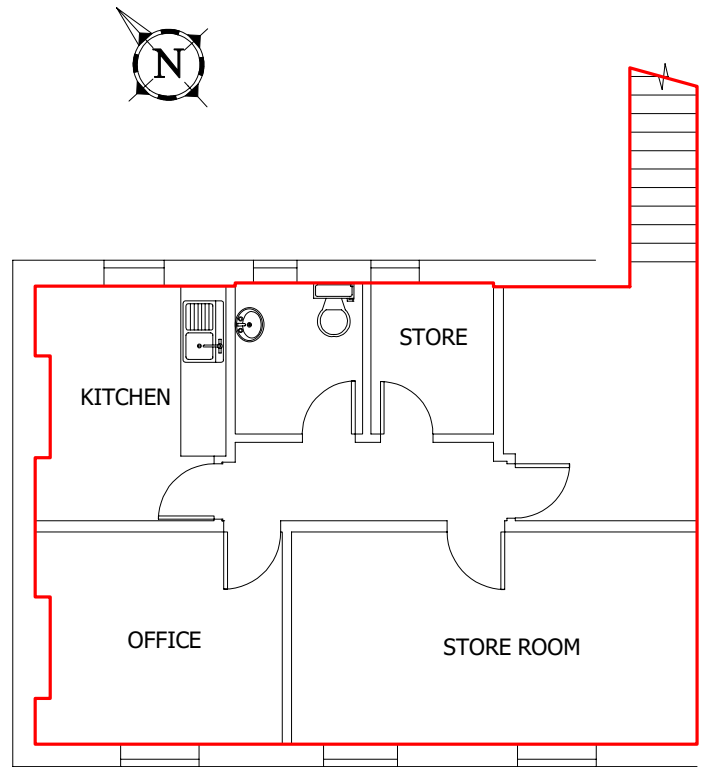




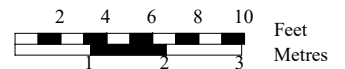
Ground Floor



Location plan scale 1:1250



First Floor



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Scale 1:100 @A4  
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