

HAYWARDS HEATH

86 SOUTH ROAD RH16 4LA



Shop To Let
Subject to Vacant Possession

LOCATION

Haywards Heath is an affluent commuter town within West Sussex with a population of 41,000 (2021 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 in approximately 45 minutes.

The property occupies a prominent trading position within the centre of South Road, Hayward Heath's primary commercial thoroughfare. Notable nearby occupiers include **Loungers**, **Specsavers**, **Waterstones**, **Costa**, **Café Nero**, **Boots** and **Pure Gym**.

The Orchards Shopping Centre is a short walking distance away and is anchored by **Marks & Spencer** whilst other occupiers include **Next**, **Holland & Barrett**, **Fat Face** and **Superdrug**.

There are several public car parks nearby. There is a popular bus stop to the front of the premises generating immediate footfall to the area.

ACCOMMODATION

The unit is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

Net Frontage	4.86 m	16 ft
Overall Depth	11.58 m	38 ft
Sales	57.22 sq m	616 sq ft
WCs		

The property benefits from rear access.

TERMS

The property is available by way of a new effectively full repairing and insuring lease at a commencing rent of **£25,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

Current Rateable Value £18,250

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

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

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

CONTACT

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

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