

Cradick
RETAIL

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HAYWARDS HEATH

59-63 SOUTH ROAD RH16 4LQ



Prime Retail Showroom - **May Split**
To Let - Adjoining WHSmith

LOCATION

Haywards Heath is an affluent commuter and market town in 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, respectively. 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 on South Road, the town's primary commercial thoroughfare, adjoining **WHSmith** and within immediately proximity of **Greggs, Boots, Clintons, Jojo Maman Bebe, Robert Dyas** and **Caffé Nero**. 60 public car parking spaces are situated to the rear of the property.

The property is diagonally opposite the entrance to **The Orchards Shopping Centre**, anchored by **Marks & Spencer** and with surface car parking for c. 350 cars. Other tenants include **Next, Fat Face, Superdrug, The Entertainer** and **Mountain Warehouse**.

ACCOMMODATION

Planning consent has recently been granted for alterations to the property to provide a ground floor retail unit with the following approximate dimensions and net internal floor areas:-

Gross Frontage	16.15 m	53 ft 0 ins
Internal Width (max)	17.88 m	58 ft 8 ins
Shop Depth	32.16 m	105 ft 6 ins
Ground Floor Sales	546.27 sq m	5,880 sq ft

Alternatively, proposals will be considered to subdivide the accommodation - further details are available upon request.

The property benefits from rear servicing via Haywards Road.

TERMS

The property is available by way of a new 15 year full repairing and insuring lease at a commencing rental of **£95,000 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

To be reassessed following completion of the works.

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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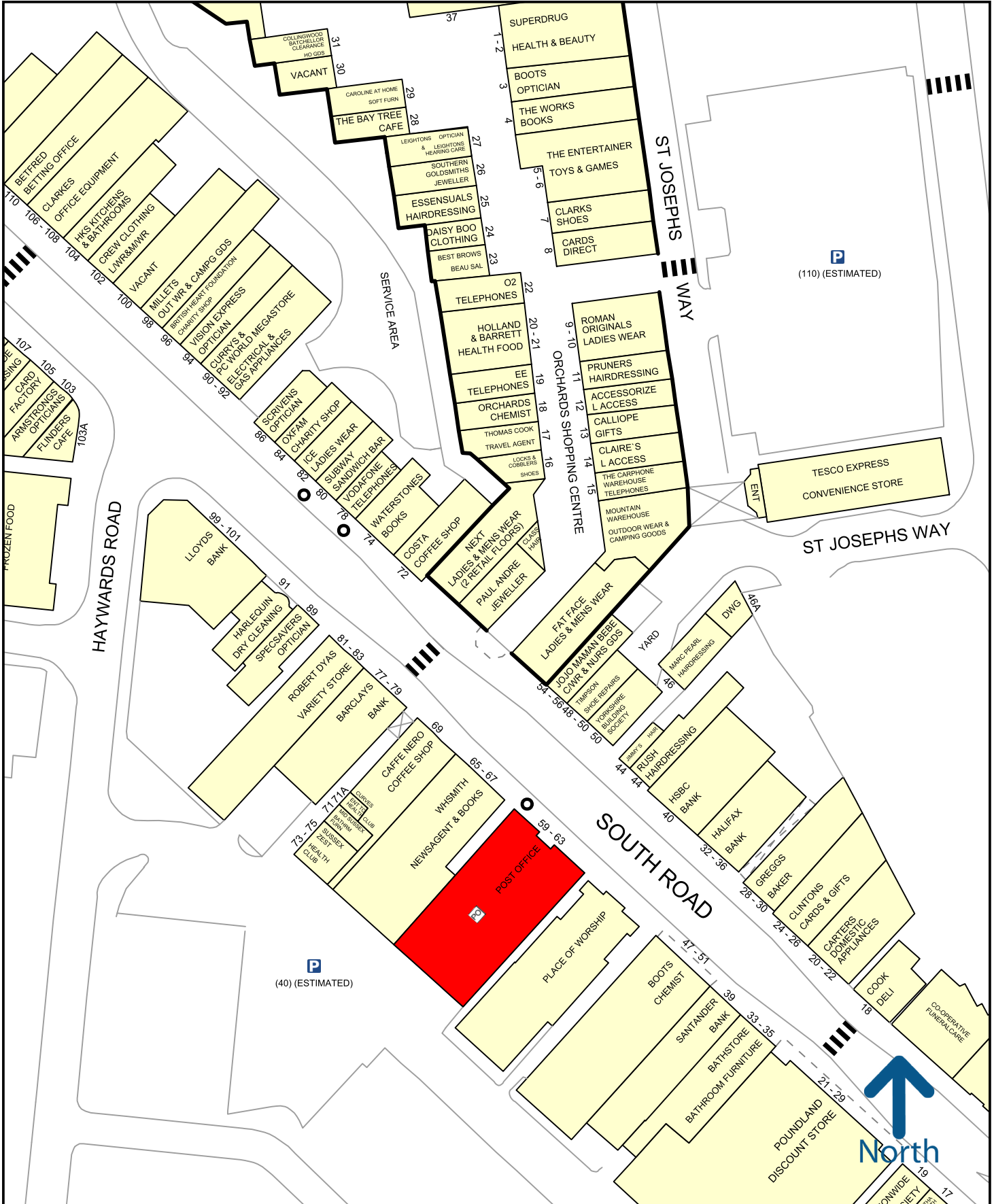
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Subject to Contract & Exclusive of VAT

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50 metres

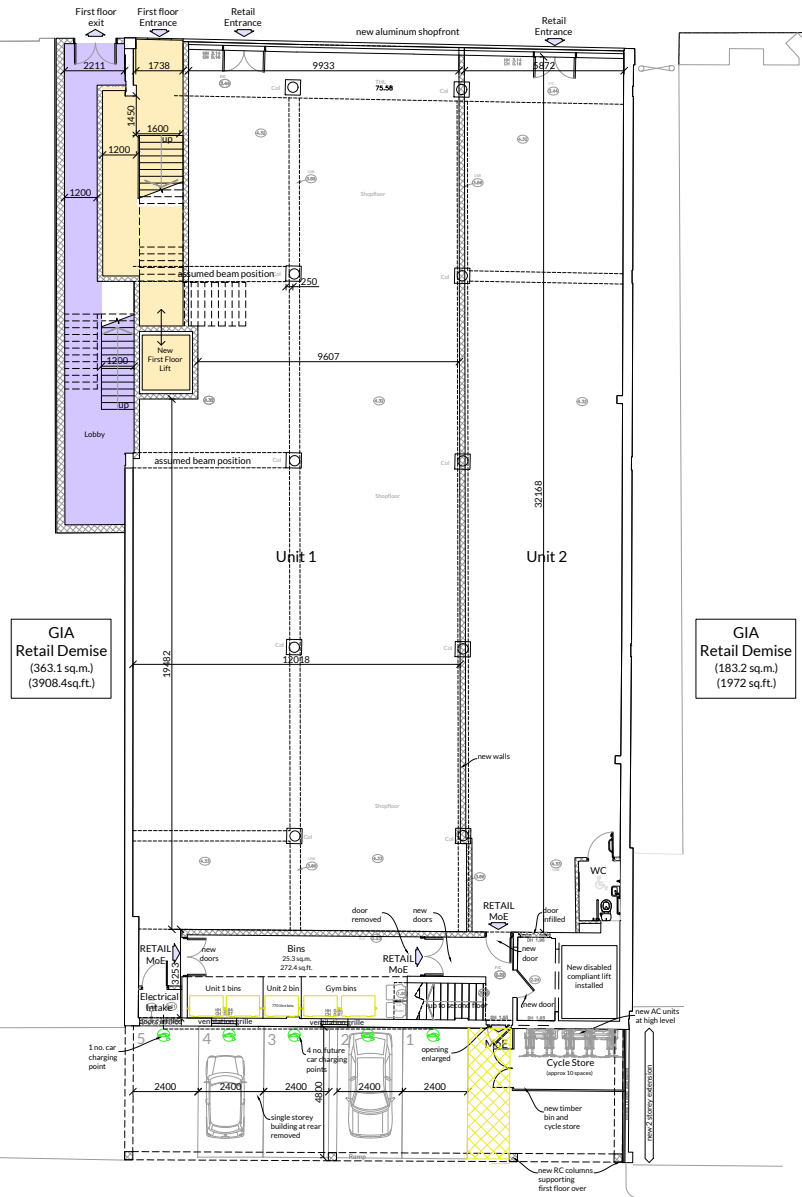
Experian Goad Plan Created: 15/05/2020
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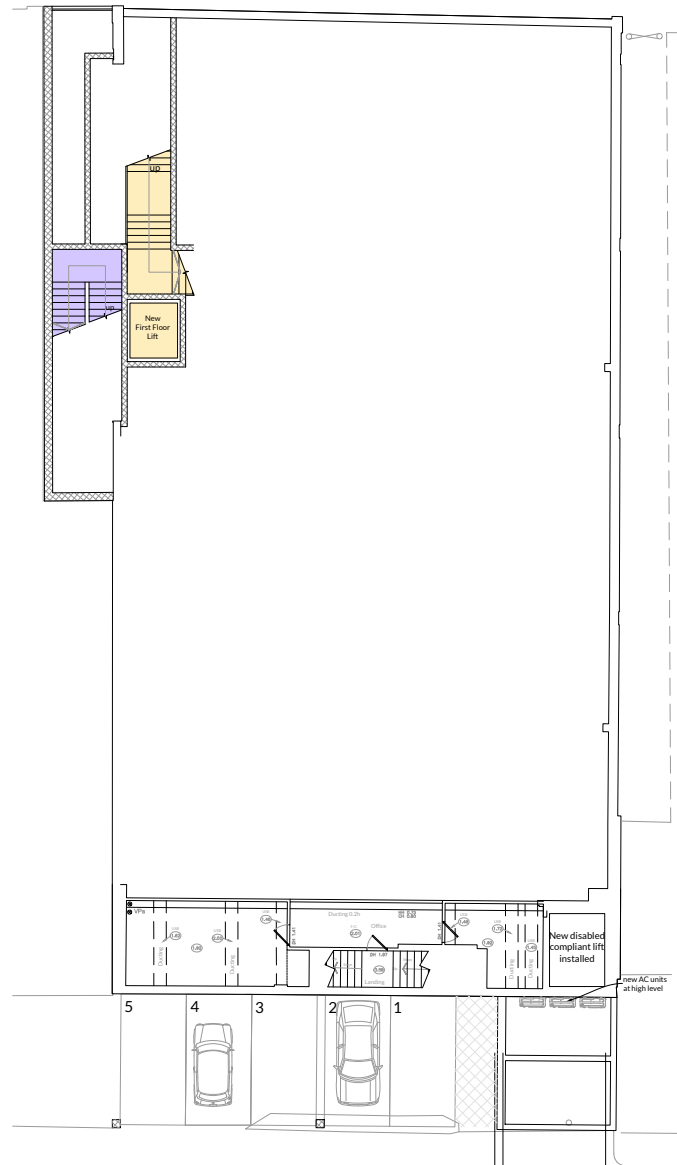
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SOUTH ROAD



Ground Floor Plan as Proposed



Mezzanine Floor Plan as Proposed

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Revision E 17.04.20 Bin store excluded from GIA
 Revision D 04.02.20 Parking, cycles and bins revised.
 Revision C 14.01.20 Location plan amended
 Revision B 17.12.19 Entrance door revised
 Revision A 12.12.19 Stairs revised / AC units added

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Client:
Dhillons

Address:
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 Haywards Heath
 RH16 4LQ

Project:
 Scheme Development

Title:
 Ground & Mezzanine Floor Plans
 as Proposed

Purpose of Issue:
PLANNING

Scale.	D	C	Date.
1:100 @ A1	CAH	JRW	26.08.19
Job No.	Drawing No.	Revision.	
56921	PL 08	E	

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