

# Former Little chef To Let -

A23 London Road, Handcross, Sussex RH17 6BD



## LOCATION

Handcross is in Mid-Sussex near Haywards Heath, 5 miles south of Crawley, 7 miles south of Gatwick, located on the very busy A23 with Brighton about 17 miles to the South. The site and property is located and adjoins the BP Service Station off the southbound carriageway of Brighton Road (A23 main London to Brighton Road), accessed via a slip road about 2 miles south of junction 11 of the M23.

## DESCRIPTION

The detached property is a former Little Chef restaurant with the main restaurant area providing about 70 covers with an additional rear external decking and providing an additional c24 covers. There is a service kitchen, WCs, utility rooms, fridge / freezer rooms, staff rooms and offices totalling about 234 sq m (2,519 sq ft). There is a 2-bedroom flat at first floor level, living room, kitchen and bathroom / WC. The property sits on an irregular shaped site that totals about 0.3238 hectares (0.8 acres). The property, when refurbished, could be used as a restaurant servicing the many that use the nearby A23, or possibly developed for an alternative use, all subject to obtaining any necessary consents. Total floor area c.3,860 sq ft (358.6 sq m) Parking for 35+ cars.

## LEASE

The premises are available by way of a new lease.

## RENT

Rental offers invited in the region of £75,000 pax.

## PLANNING

Mid Sussex District Council [Midsussex.gov.uk](https://www.midsussex.gov.uk)

## USE

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

## COSTS

Each party is responsible for its own legal costs incurred in this transaction.

## EPC

An EPC will be made available on request.

## BUSINESS RATES

We understand that the property is assessed as follows:

Rateable value (from 4/17):	£27,750
UBR (2022/23):	£0.512
Rates Payable:	£14,208

Interested parties should make their own enquiries.

## VAT

VAT if applicable will be charged at the standard rate.

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