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**TO LET**

**FORMER DENTIST / MEDICAL SPACE – OTHER USES CONSIDERED (STNC)  
1,102 SQ FT (102.38 SQ M)**

**Vale Primary Care Centre, Bolding Way, Haywards Heath, West Sussex, RH16 4SY**

**DESCRIPTION**

The premises is situated at the East side of The Vale Medical Centre at ground level. The ground floor area is currently arranged as a dentist operator but has the potential to be converted to alternative uses subject to any necessary consents. There are two private car parking space located at the rear of the property.

**LOCATION**

The Vale Medical Centre is located on Bolding Way, Haywards Heath an affluent commuter town in West Sussex that sits between Brighton (South) and Crawley / Gatwick (North).

The surrounding area to Vale Heath Centre is predominantly residential. Directly outside the property is Vale Road bus stop which provides regular services to the town centre and Haywards Heath Railway Station approximately 2 miles away.

**AMENITIES / OPPORTUNITY**

- 2 x Private Parking Spaces
- Forms part of The Vale Medical Centre
- Medical Use and any other ancillary use or uses or Class E (subject to the necessary consents)

**RENT**

£22,000 Per annum exclusive

**RATES**

The current Rateable Value of the property is £18,000.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of D.



**ACCOMMODATION (NIA)**

	SQ FT	SQ M
Ground Floor	1,102	102.38



**VIEWINGS – 01273 876200**

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