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HAYWARDS HEATH

42-48 AMERICA LANE, RH16 3QB



DUE TO RELOCATION

Double Fronted Retail Unit - To Let
Busy Neighbourhood Parade

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, respectively. Haywards Heath benefits from a mainline railway station with frequent services to both Gatwick Airport and Central London.

The property occupies a central trading position within a suburban retail parade located on America Lane, immediately east of Haywards Heath town centre (1 mile) and south of Lindfield (1½ miles). Ten layby public car parking spaces are located immediately outside the property which are free to use without restriction.

The retail parade consists of a variety of independent retailers, including a hair salon, fish and chip shop, café and barbers. **McColl's** is relocating to the former Select Convenience store nearby.

ACCOMMODATION

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

Gross Frontage	17.75 m	58 ft 3 ins
Internal Width (max)	17.65 m	57 ft 11 ins
Shop Depth	9.14 m	30 ft 0 ins
Built Depth	14.91 m	48 ft 10 ins
Ground Floor Sales	157.94 sq m	1,700 sq ft
Ground Floor Storage	43.29 sq m	466 sq ft

The property benefits from rear servicing via Boston Road.

TERMS

The property is available by way of an assignment of the existing 15 year effectively full repairing and insuring lease w.e.f 19th October 2007 at a rent passing of **£33,282 per annum**, payable monthly in advance and without further review.

USE

Please note that there will be a prohibition against assignment or subletting to convenience stores or off licences.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

RATING ASSESSMENT

According to the Valuation Office Agency website the property is assessed for rates as follows:

Rateable Value	£23,750
Rate in the £ (2020/21)	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 or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract & Exclusive of VAT

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