



128 SOUTH ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LT

- **GROUND FLOOR SHOP ON BUSY RETAIL SHOPPING AREA**
- **556 SQ FT (51.71 m²)**
- **WITH ONE PARKING SPACE TO THE REAR**
- **TO LET ON A NEW LEASE**
- **COULD BE COMBINED WITH ADJOINING SHOP No 126. TOTAL SALES 1,180 SQ FT**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Haywards Heath has a resident population of some 29,000 and is located 14 miles north of Brighton, 10 miles south of Crawley and 14 miles of Gatwick Airport. The town is served by the A272 and in addition benefits from regular rail services to London, Brighton and the South coast.

The shop is located close to one of the entrances of the Orchards Shopping Centre and nearby occupiers include Costa Coffee, Cafe Nero, Robert Dyas, Cancer Research and Clarkes Stationers.

Description

The premises comprise of ground floor shop and a rear store room. There is potential to remove the dividing wall to create a larger sales area if required. The shop benefits from WC facilities and a small rear yard. There is allocated parking for one vehicle to the rear of the property.

Accommodation

The property provides the following accommodation and dimensions and has been measured on a net internal area basis.

Net Frontage	5.10 m	17'7"
Shop Depth	10.13 m	33'2"
Front Sales Area	35.64 m ²	383 sq ft
Rear Store	16.07 m ²	173 sq ft
Total Floor Area	51.71 m ²	556 sq ft

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Lease

The premises are available to rent by way of a new full repairing and insuring lease for a term to be agreed at a rent of £20,000 per annum exclusive.

No 126 South Road is available to rent at £20,000 per annum.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £15,250
UBR (2017/2018) 46.6 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

VAT

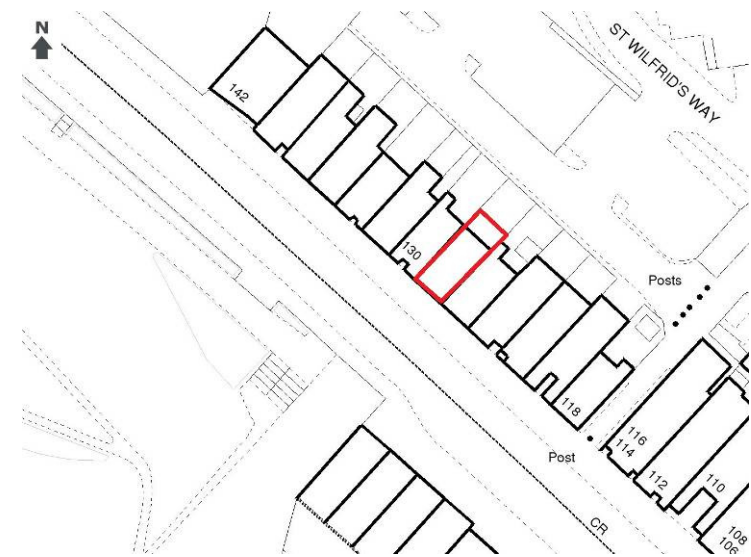
VAT is not chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs

EPC

The EPC rating is C (68).



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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