

THE  
**ORCHARDS**  
HAYWARDS HEATH

UNIT 24  
**THE ORCHARDS**  
HAYWARDS HEATH



MARKS & SPENCER next

Accessorize Boots

The Entertainer  
TheToyShop.com

FATFACE  
UNITED KINGDOM

Superdrug

Clarks claire's

MOUNTAIN WAREHOUSE

### LOCATION

The unit occupies a prime location in The Orchards Shopping Centre, opposite Clarks and The Entertainer.

The shopping centre is anchored by Marks & Spencer and other retailers include; Fat Face, Mountain Warehouse, Boots Opticians, Next and Accessorize.

### ACCOMMODATION

The unit is arranged on ground floor only with the following approximate dimensions and net internal floor areas:

Gross Frontage	18 ft 3 ins	5.56 m
Net Frontage	17 ft 3 ins	5.26 m
Internal Width	17 ft 3 ins	5.26 m
Shop Depth	30 ft 4 ins	9.25 m

Ground Floor	500 ft <sup>2</sup>	46.45 m <sup>2</sup>
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### LEASE TERM

A new full repairing and insuring lease for a term of 10 years subject to 5 yearly rent reviews.

### RENT

£29,000 per annum exclusive.

### RATES

We have been verbally advised by the Local Rating Authority that the premises have been assessed as follows:-

Rateable Value:	£21,500
UBR (2019/20):	49.1p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 01444 477564

### SERVICE CHARGE

The estimated service charge is £1,875 for the year.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

The property has been rated within Band E. A copy of the Report is available on request.

### VIEWING RH16 3TH

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**GCW** CHARTERED SURVEYORS  
WWW.GCW.CO.UK

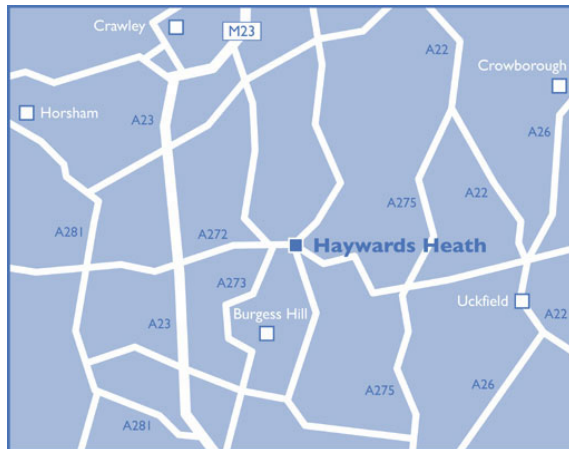
020 7408 0030

SUBJECT TO CONTRACT  
APRIL 2019

# THE ORCHARDS

## HAYWARDS HEATH

- 37 Retail Units providing approximately 90,000 sq ft/ 8,300 sq m of retail space
- Anchored by Marks & Spencer. Other retailers include Next; The Entertainer, Boots, Clarks, Superdrug and Fat Face
- Average footfall of 110,000 + per week
- Approximately 350 level car parking spaces
- A catchment population of 313,500 people
- 62% of visitors classed as ABC1, with on average 57 visits per visitor annually



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