

THE
ORCHARDS
HAYWARDS HEATH

UNIT 29
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 is located in a prominent location within the heart of The Orchards Shopping Centre close to **Marks & Spencer**, and directly opposite **Boots Opticians**.

Other retailers within the centre include; **Fat Face**, **Mountain Warehouse**, **Next**, **Clarks** and **The Entertainer**.

ACCOMMODATION

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

Gross Frontage	18 ft 6 ins	5.64 m
Net Frontage	15 ft 9 ins	4.80 m
Return Frontage (Net)	41 ft 0 ins	12.50 m
Internal Width	17 ft 6 ins	5.33 m
Shop Depth (max)	42 ft 6 ins	12.95 m

Ground Floor 721 ft² 66.98 m²

LEASE TERM

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

RENT

£35,000 per annum exclusive.

RATES

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

Rateable Value: £26,250
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 £2,812 for the year.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

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

VIEWING RH16 3TH

Phil Fishwick 020 7647 4819
phil.fishwick@gcw.co.uk

Nick Warr 020 7647 4818
nick.warr@gcw.co.uk

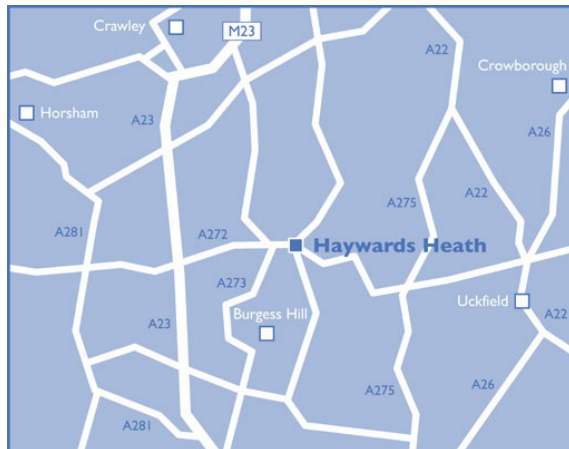
GCW CHARTERED SURVEYORS
WWW.GCW.CO.UK

020 7408 0030

SUBJECT TO CONTRACT
AMENDED 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; Dorothy Perkins, Boots, New Look, 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



goad For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2007 Experian Ltd All Rights Reserved
This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2007. Licence number PU 100017316.
Mapbox
Ordnance Survey
For full terms & copyright conditions visit www.goadplans.co.uk



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent.