

TO LET

PROMINENT RETAIL UNIT CONSIDERED SUITABLE FOR TAKEAWAY USE

57 The Broadway, Haywards Heath, West Sussex,
RH16 3AS



Location

The property is situated in a busy trading area, midway between the prime shopping centre and the town's mainline railway station.

There are many substantial office buildings located close by and The Broadway in recent years has been dominated by a variety of restaurateurs, including Cafe Rouge, Orange Square and Pizza Express.

Haywards Heath is one of the larger towns location in mid Sussex, approximately 15 miles north of Brighton and 14 miles south-east of Crawley and Gatwick Airport. It is a popular commuter town with central London being easily accessed via the mainline railway station, providing a link to London Victoria is approximately 40 minutes.

Description

The premises comprise a self-contained lock up shop.

WC facilities are provided at ground floor level and in addition, there is a basement store.

Amenities

- Extraction system for takeaway use
- Parking to front for 2/3 cars
- Basement
- Gas
- 2 x walk-in fridges

Accommodation

The premises have the following approximate net internal floor areas:

Accommodation	Size (sq m)	Size (sq ft)
Retail Area	58.16	626
Rear store/additional retail area	20.07	216
Total	78.23	842
Basement store room	45.14	486

Lease

The property is to be let by way of a new lease on terms to be agreed.

VAT

VAT is not applicable of the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£22,000 per annum exclusive.

Energy Performance Rating

This property has been graded as D (82)

Business Rates

Rates Payable: £9,980 per annum
(based upon Rateable Value: £20,000 and UBR: 49.9p)

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

Viewing & Further Information



Contacts & Enquiries

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