



37a Sunte Avenue, Lindfield,
Haywards Heath RH16 2AB



TO LET

OPEN PLAN SUITE / UNIT

Workshop / office / studio opportunity
Total size 94.55 sq m (1,018 sq ft)

KEY FEATURES

- Within a residential area
- Currently open plan workshop / storage space
- Self contained access
- Good sized yard with parking
- Suitable for a variety of uses STP
- Available on a short or long term basis
- Adjacent land available upon request
- Rent £10,000 per annum





Location

The property is situated within a residential area of the village of Lindfield, which is on the outskirts of Haywards Heath.

The premises is accessed off of Sunte Avenue, via a private access road to the south of 37 and 39.

Accommodation

The property comprises a single storey detached building with a good sized yard and parking. The accommodation is open plan and is suitable for workshop, office, studio and storage space. Our client is open minded to refurbishment/ redevelopment options on this opportunity. There is adjacent land that could be incorporated into this.

We have measured the existing accommodation to have the following approximate **Gross Internal Areas:**

Total size	94.55 sq m	(1,018 sq ft)
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Planning

We anticipate that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

EPC

TBC

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. The rent for this property in its current configuration is £10,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Rent on application and by way of negotiation for change of uses, refurbishment or redevelopment options.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.lettingbusinesspremises.co.uk.

Business Rates

Rateable value (2017 list):	£6,000
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UBR for year ending 31.03.20:	49.1p in the £
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Rates payable 2019/2020:	£2,946
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We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

***Please note that as the premises have a rateable value lower than £12,000, most occupiers can expect to benefit from 100% rate relief, subject to status. Further information: <https://www.gov.uk/calculate-your-business-rates>*

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial incorporating Garner Wood.

Please contact: **Alex Roberts**

Telephone: **01273 727070**

Email: **a.roberts@flude.com**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location Maps

