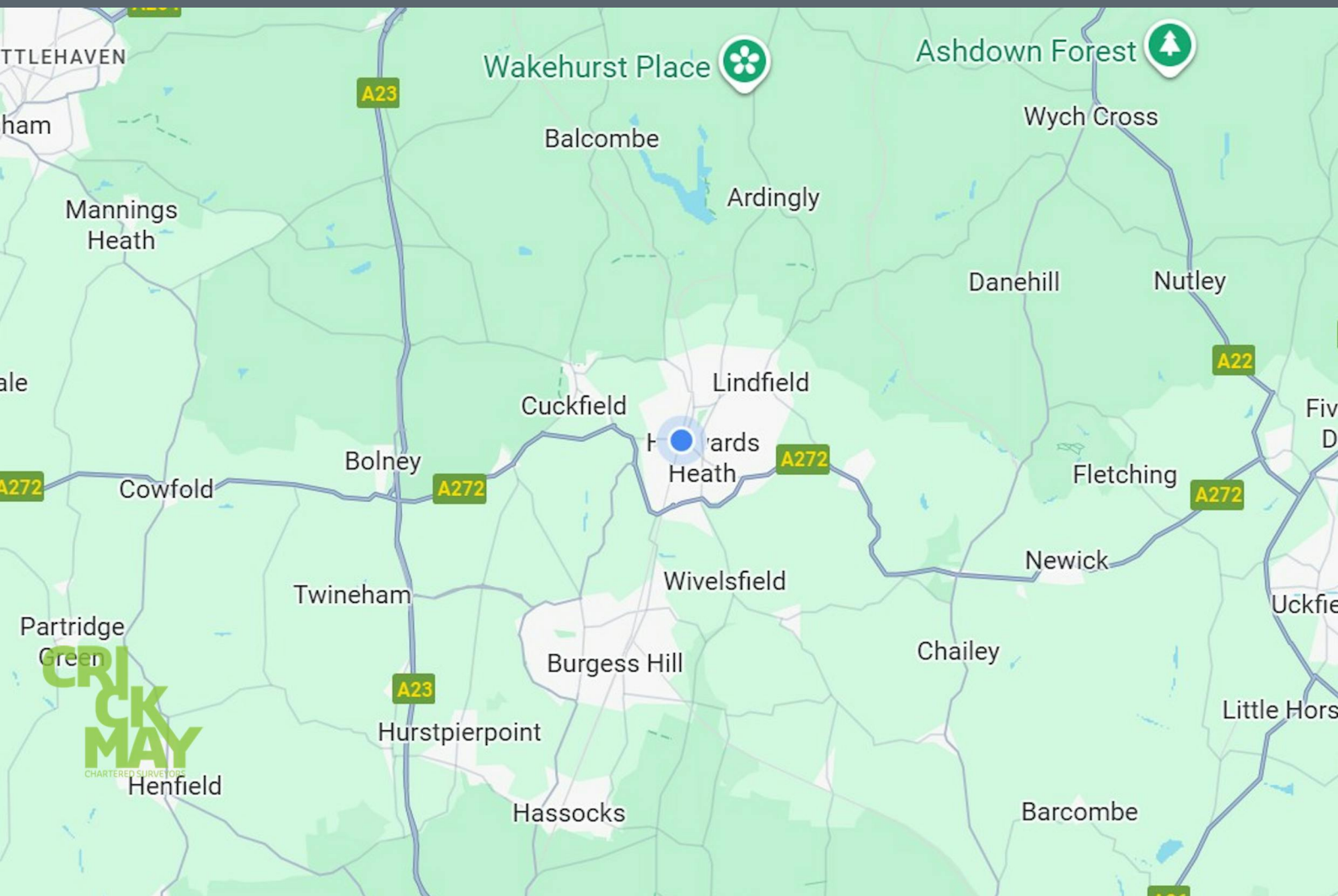


TO LET

**GROUND FLOOR RETAIL PREMISES  
68.37 SQ M (736 SQ FT)**

43 The Broadway, Haywards Heath, RH16 3AS



## Summary

Available Size	736 sq ft
Rent	£25,000 per annum exclusive.
Business Rates	To be assessed following completion of works
EPC Rating	C (75)

## Location

Haywards Heath is one of the larger towns located 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 in approximately 40 minutes. 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 food and beverage operators including Pizza Express, Orange Square, La Campana and The Safari Pizza Co.

## Description

The premises comprises open plan, ground floor retail with rear ancillary storage/office space. This property is currently under renovation and will be available in shell condition and benefit from 3 phase power.

Please note that the landlord may consider letting the front section separately from the rear. Details on application.

## Specification

- Prominent position
- Open plan office
- Glazed partitioned office/board room
- Air conditioning
- Faux wood flooring
- 2 parking spaces on forecourt

## Accommodation

The accommodation comprises the following approximate net internal floor areas:-

Description	sq ft	sq m
Front Retail Area	418	38.83
Rear Ancillary Storage/Office	318	29.54
<b>Total</b>	<b>736</b>	<b>68.37</b>

## Terms

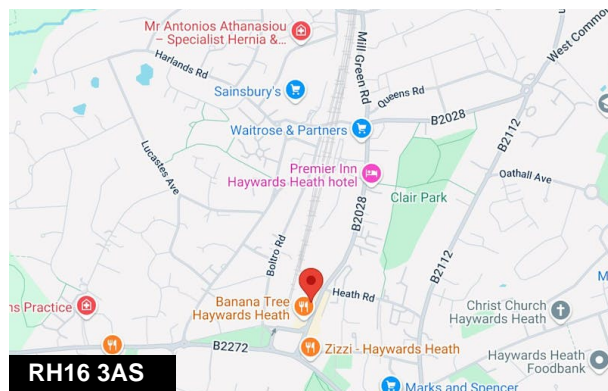
The premises are available by way of a new full repairing and insuring lease to be agreed.

## VAT

VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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