

TO LET

**GROUND FLOOR RETAIL/CLASS E PREMISES
WOULD SUIT RESTAURANT USERS (STPP)**

106-108 South Road, Haywards Heath, RH16 4LL



Summary

Available Size	3,970 sq ft
Rent	£55,000 per annum exclusive
Business Rates	Rateable Value of £60,500 with a UBR of 43.0 p in £
EPC Rating	B (45)

Location

Haywards Heath is an affluent commuter town with excellent transport links, such as direct services to London Bridge and London Victoria in less than an hour. Brighton and Gatwick are also easily accessible via the A23/M23 making this area a highly accessible base for business.

Haywards Heath has seen consistent growth, supported by a mix of residential development, strong local infrastructure and a diverse commercial sector. The town centre offers both national retailers such as Boots, Next and Marks and Spencer and smaller independent retailers.

Key Features

- Prominent High Street Location

Description

The premises comprises a large ground floor unit currently configured to provide a largely open plan retail environment with ancillary accommodation to the rear. The first floor provides further office / storage accommodation as well as kitchen facilities and a bin store to the rear. The first floor is accessed via an internal staircase to the rear of the property.

The layout provides an excellent opportunity for a food & beverage operator (subject to planning) with a strong street presence, council car parks within walking distance and ample high street parking.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	3,328	309.18
First Floor	642	59.64
Total	3,970	368.82

Further Information

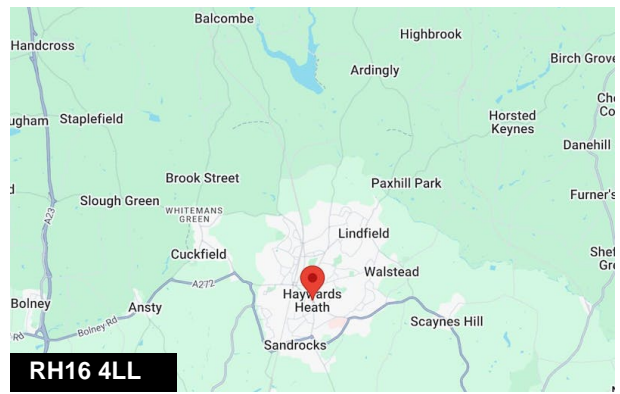
Due to the confidential nature of this opportunity further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT may be applicable on the terms to be agreed.



Viewing & Further Information



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