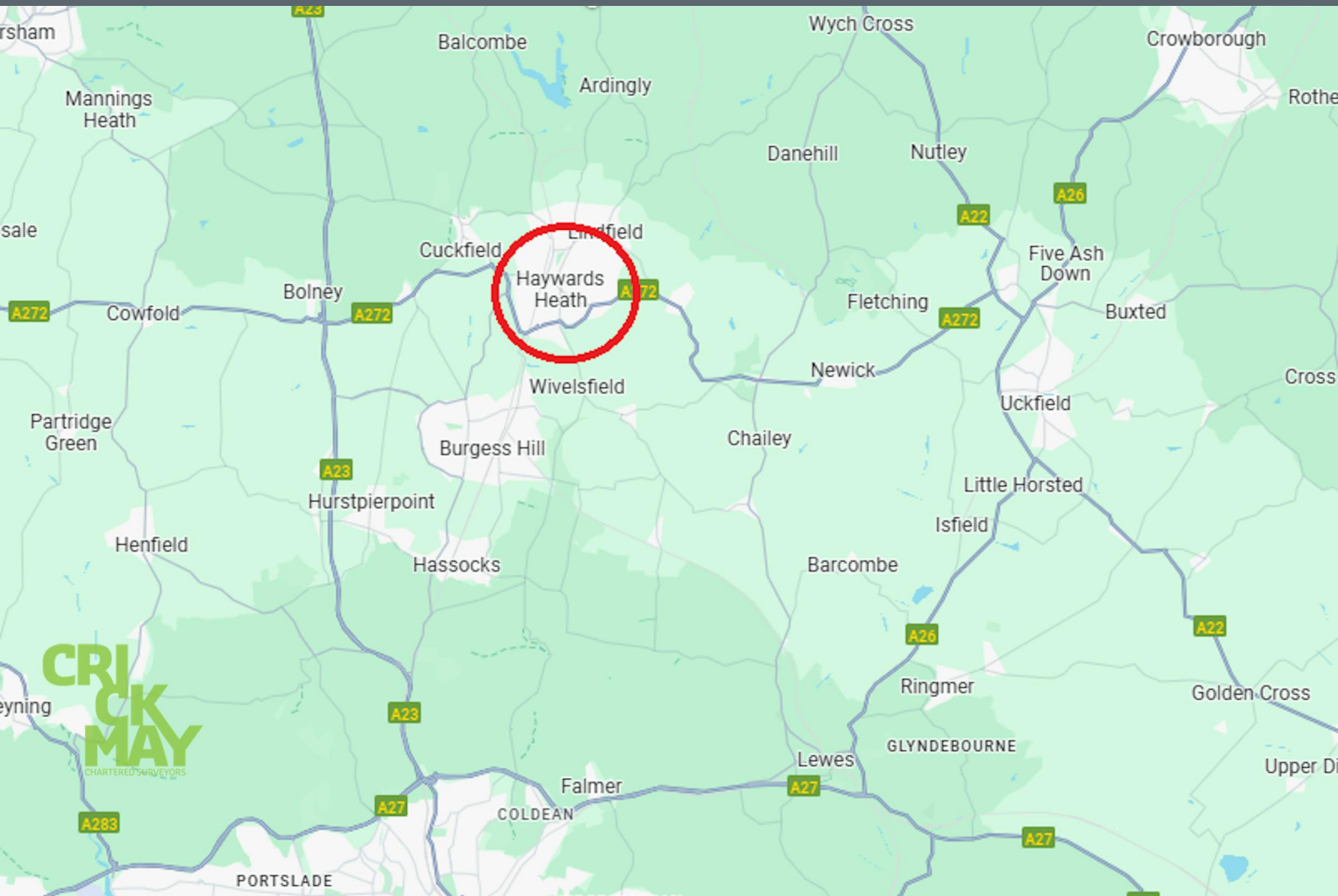


TO LET

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

Haywards Heath, Haywards Heath, RH16 4LL



Summary

Available Size	3,970 sq ft
Rent	£55,000 per annum exclusive
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

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.

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

VAT

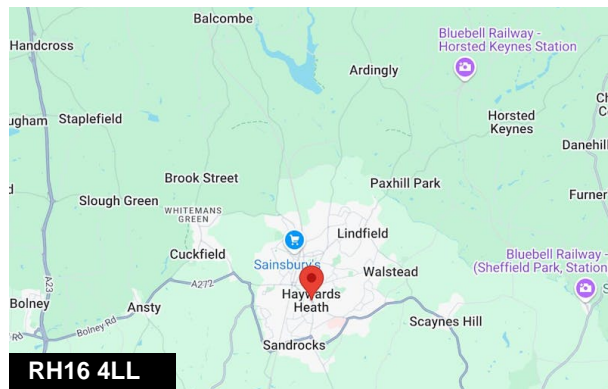
VAT may be applicable on the terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

Further Information

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



RH16 4LL

Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

