

TO LET

**GROUND FLOOR RETAIL UNIT
105.4 SQ M (1,134 SQ FT)**

Unit 4, 32 Middle Village, Bolnore Village, Haywards Heath,
RH16 4GH



Summary

Available Size	1,134 sq ft
Rent	£21,000 per annum exclusive.
Business Rates	Rateable Value from April 2026 of £16,000 with a UBR of 38.2p in £
EPC Rating	B (29)

Location

This retail unit is located within a residential development to the South West of Haywards Heath. It is within a small parade of shops which include a hairdressers and a Co-Op. Bolnore Village benefits from close proximity to Haywards Heath station (just over a mile) which offers direct services to London terminals as well as to the South Coast.

Description

The property comprises a modern ground floor retail unit within a mixed-use development. It features a full-height glazed frontage set within an attractive brick façade. Internally, the space is predominately open plan, with two partitioned rooms to the rear, along with a staff area, WC and a kitchen. The unit benefits from a suspended ceiling, laminate flooring and a mix of spot and downlighting. There is an electrically operated roller shutter mounted to the inside of the shop front. Unrestricted parking is provided to the front of the unit.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,134	105.35

Lease

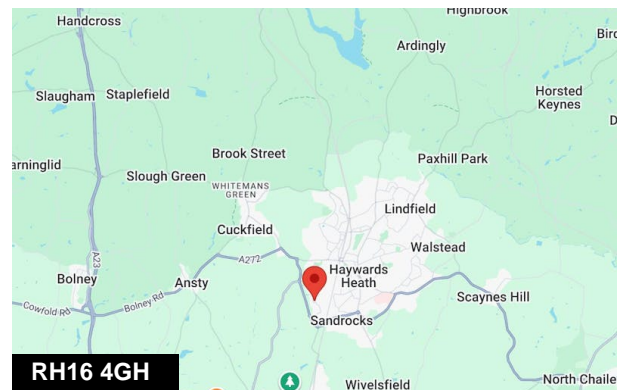
A new lease is available on terms to be agreed.

VAT

VAT is chargeable on the terms quoted above.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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