



25, SUSSEX ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4DZ

- **AMENDED DETAILS**
- **SANDWICH BAR BUSINESS FOR SALE**
- **NEW 10 YEAR LEASE AVAILABLE**
- **GARAGE AT REAR**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Haywards Heath has a resident population of some 29,000 and is located 14 miles north of Brighton, 10 miles south of Crawley and 14 miles of Gatwick Airport. The town is served by the A272 and in addition benefits from regular rail services to London, Brighton and the South coast. The premises are located together with many other independent traders in Sussex Road being one of the main approach roads into the town centre.

Description

The premises comprise a front sales area with counter, servery with base units, coffee making machine, drinks cabinet and seating for 14. To the rear is a WC with handwash basin, kitchen, preparation area, office and stock room. There is also a rear garden and garage, the latter being accessed from a driveway off Triangle Road.

Accommodation

The premises provides the following accommodation with approximate dimensions and areas measured on a net internal area basis

Net Frontage	4.21 m	13'10"
Shop Depth	7.49 m	24'7"
Ground floor Sales	30.74 m ²	331 sq ft
Rear Kitchen Area	7.09 m ²	76 sq ft
Preparation/Office Area	12.79 m ²	138 sq ft
Stock room	9.03m ²	97 sq ft
Total Floor Area	59.65 m ²	642 sq ft

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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Lease

The premises are available to rent by way of an assignment of the existing full repairing and insuring lease at a rent of £7,000 per annum exclusive of business rates. We understand that a new lease will be made available on expiry of the existing lease for a term of 10 years at a rent to be agreed. There is to be an upward only rent review and a Tenant's break clause at the end of the 5th year.

Business

The business has been in the present ownership for some 8 years. Profit and Loss Accounts will be made available to interested parties who have first made an inspection of the premises. Offers are invited in the region of £9,500 for the goodwill, furniture, fixtures, fittings and equipment with Stock at Valuation.

Business Rates – Small Business Rates Relief maybe available

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £7000
UBR (2017/2018) 46.6 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small business rates relief may be available

EPC

The EPC rating is C (73).

Legal Costs

Each party to be responsible for their own legal costs



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