



**56-58 THE BROADWAY, HAYWARDS HEATH, WEST SUSSEX, RH16 3AL**

- **NEWLY REFURBISHED RETAIL UNIT WITH FORECOURT**
- **TO LET ON A NEW LEASE**
- **1,222 SQ FT (113.55 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Haywards Heath is a West Sussex market town located 35 miles South of London, 12 miles North of Brighton and 8 miles South of Crawley. The property occupies a prominent location between the soon to be occupied former Prezzo and Orange Square. Nearby Occupiers include, Cote, Café Rouge, Pizza Express and Dark Star Brewery.

## Description

The property comprises a newly refurbished retail unit with forecourt. The unit has been finished to a shell & core with shop front. There is a WC and kitchen area to the rear.

Accessed via the service road is a separate store room.

The premises have the following approximate dimensions and areas:

	Sq M	Sq Ft
Retail area	111.11	1,196
Kitchen	2.42	26
Total ground floor	113.55	1,222
Separate store room	52.05	560

## Lease

The property is available by way of a new FRI Lease for a term of years to be agreed.

## Rent

£35,000 per annum exclusive of rates.

## Rates

To be confirmed due to reconfiguration of the unit.

## Legal costs

Each party to be responsible for their own costs.

## VAT

VAT will be chargeable on the rent.

## EPC Rating

An EPC will be available upon completion of the works.



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 JOINT LETTING AGENTS**

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