



**26 THE BROADWAY, HAYWARDS HEATH, WEST SUSSEX, RH16 3AL**

- **TOWN CENTRE GROUND FLOOR SHOP AVAILABLE**
- **TO LET ON A NEW LEASE**
- **874 SQ FT (81.13 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 is situated in The Broadway, a favoured town centre location for retailers, restaurants and bars alike. The Property is adjoining Hamptons International and other nearby occupiers include Cote, Café Rouge and Pizza Express.

## Description

The property comprises a ground floor premises with a prominent frontage to The Broadway. The unit has a well proportioned sales area with ancillary areas for stock and staff. There is a rear access for deliveries.

It has an internal width at the front of 6.78m (22ft 3in) widening to 7.58m (24ft 10in). The sales area has a maximum depth of 9.71m (31ft 10in).

The premises have the following approximate dimensions and areas:

|                                       | Sq M  | Sq Ft     |
|---------------------------------------|-------|-----------|
| Sales Area including partitioned area | 66.87 | 720       |
| Meter/store cupboard                  | 1.21  | 13        |
| Kitchen/ stock area                   | 8.26  | 90        |
| Outside stores                        | 4.79  | 51        |
| Total Floor Area                      | 81.13 | 874 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

## Lease

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

## Rent

£25,000 per annum exclusive of rates.

## Use

The premises benefits from a Sui Generis (beauty salon) Use. Our clients will other uses including A1 (Retail) on a subject to planning basis.

## Rates

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

Rateable value: £22,000  
UBR (2019/2020) 49.1 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small business rates relief.

## Legal costs

Each party to be responsible for their own costs.

## VAT

VAT is NOT chargeable on the rent.

## EPC Rating

The EPC rating is D (83.)

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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