



THE OLD POST OFFICE, 32 HIGH STREET, LINDFIELD, RH16 2HL

- **GROUND FLOOR SHOP TO LET ON A NEW LEASE**
- **SUITABLE FOR A BARBER SHOP, HAIRDRESSERS, BEAUTY & OTHER USES**
- **315 SQ FT (29.26 SQ M)**

Colyer Commercial

CONSULTANT SURVEYORS

Location

The property is located at the start of the High Street of the picturesque village of Lindfield in Mid Sussex. Lindfield, nowadays, forms a virtual suburb of Haywards Heath.

Other businesses close by include the Co Op, Selbys Pharmacy, Estate Agents and a variety of independent and specialist shops. There are a number of public car parks nearby.

Description

The attractive single storey property comprises a ground floor premises with an attractive prominent frontage. Internally the property benefits from a tiled floor and with Cat II lighting. To the rear of the premises is a WC and a small kitchen/sink area.

It has an internal width of 8.74 m (28ft 6in) and a maximum depth of 4.37 m (14ft 3in).

The premises have been measured on a net internal area basis as follows:

| | Sq M | Sq Ft |
|-----------|----------------------|-----------|
| Shop area | 29.26 m ² | 315 sq ft |

Lease

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed. The lease is to be excluded from the Landlord & Tenant Act 1954.

Rent

£16,500 per annum exclusive of rates.

Rates- Small Business Rates Relief

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

| | |
|-----------------|-------------|
| Rateable value: | £10,000 |
| 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.

Use

The property benefits from a A1 retail use. As of 1st September 2020 the property should fall within the new Class E and the property could be used for an A2, A3, B1 and certain D1 and D2 uses. We would recommend that interested parties should refer to local planning authority for confirmation of the above.

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 (87.)



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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