



**16-18 SOUTH ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LA**

- **FREEHOLD RETAIL INVESTMENT FOR SALE**
- **LOCATED IN AFFLUENT SOUTH EAST MARKET TOWN**
- **LET TO NATIONAL RETAILER ON A NEW LEASE**

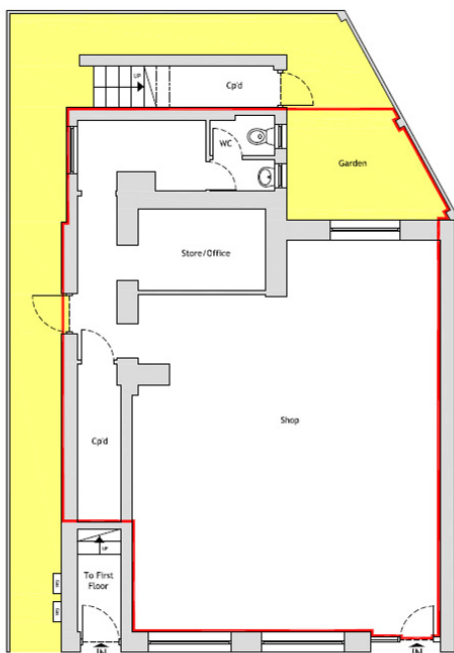
**Colyer Commercial**  
CONSULTANT SURVEYORS

# 16-18 SOUTH ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LA

## Location

Haywards Heath is an affluent commercial centre located in the heart of Sussex. The town benefits from good communications being situated on the A272, giving easy access to the A23 (5 miles), which provides dual carriageway access northwards to the M23 (12 miles), Gatwick Airport (20 miles) the M25 (26 miles) southwards to Brighton (18 miles) and the A27 (14 miles).

The premises is located on the southern end of South Road, which is the main retail thoroughfare in the town. Nearby multiple retailers including GREGGS BAKERY, CLINTONS, BOOTS CHEMIST and FATFACE. The Orchard Shopping Centre, which is anchored by M&S is located close by.



+00 Ground Floor Plan



## Description

The subject property is arranged over ground floor level with the upper parts used for residential. The ground floor premises provides an open plan sales area and part of that has been carved off to provide a storage area. The shop benefits a glazed frontage with a rear kitchen/store area and W.C facilities. There is a rear yard area, which is used to house a freezer.

## Accommodation

We have measured the property to have the following approximate net internal floor areas:

| Floor                   | Sq m                 | Sq ft     |
|-------------------------|----------------------|-----------|
| Ground Floor            | 70.42                | 758       |
| Rear Kitchen            | 5.11                 | 55        |
| Total Ground Floor area | 75.53 m <sup>2</sup> | 818 SQ FT |

## Tenancy

The ground floor shop is let to Cook Trading Limited on a reversionary 10 year lease from 2<sup>nd</sup> September 2023 at a passing rent of £29,000 per annum and is subject to 5 yearly upward only rent reviews. There is a tenant only option to break the lease on the 1<sup>st</sup> September 2028. The lease is held on an effectively fully repairing and insuring basis, with the landlord recovering common expenditure on the building via a service charge.

The first and second floor has been sold off on a long leasehold interest of 150 years from 11<sup>th</sup> January 2010 on a FR & I lease and expires in 2160. The current rent is a "peppercorn".

## Tenure

Freehold interest as detailed on Title number WSX25265.

## Covenant

Cook Trading Limited is a manufacturer and retailer of frozen ready meals deserts founded in 1997. We understand they have over 90 of their own shops and four kitchens.

According to Experian "Cook Trading Limited" have a score of 99 and are consider a "Very Low Risk".

Purchasers are advised to make their own enquiries as to the financial status of the tenants.

# 16-18 SOUTH ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LA

## Guide Price

Guide price of £375,000 subject to contract. A purchase at this level produces a gross initial yield of 7.73%.

## Legal costs

Each party to be responsible for their own costs.

## EPC

The building has an EPC rating of 52 (C). The EPC certificate is available to interested parties upon application.

## VAT

We understand that the property has not been registered for VAT.



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 THE VENDORS AGENTS**

**TIM SHEPHERD**

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

