

2,479 sq ft (230 sq m)

A2 Office / A1 Shop

Situated in sought after area with forecourt car parking
Would suit alternative uses (stpc)

Lease Available

Rent - £34,000 pax

Nil premium & Incentives Available



63 The Broadway,
Haywards Heath, West Sussex RH16 3AS

Location

Located in Mid Sussex, Haywards Heath is an affluent town approximately 15 miles north of Brighton and 14 miles to the south east of Crawley and Gatwick Airport. Central London is approximately 40 miles to the north and the A23 is within five miles to the west, accessed via the A272.

The subject property is prominently situated on the western side of The Broadway, just to the north of its junction with the A272 (South Road / Muster Green South) and opposite its junction with Heath Road. Haywards Heath mainline railway station is situated approximately 500 metres to the north and offers frequent direct rail services to London terminals (approximately 40 minutes) and south coast towns.

Description

An attractive prominent building arranged over ground, first, second and basement levels.

Accommodation

Ground Floor	Retail	595 sq ft	(55.30 sq m)
	Offices	302 sq ft	(28.04 sq m)
	Lobby	104 sq ft	(9.70 sq m)
First Floor	Offices	601 sq ft	(55.89 sq m)
	Kitchen	49 sq ft	(4.56 sq m)
Second Floor	Office	363 sq ft	(33.74 sq m)
Basement	Storage	465 sq ft	(43.17 sq m)
	WC		
Total accommodation		2,479 sq ft	(230.00 sq m)

Terms

Available to let by way of an assignment of an existing fully repairing and insuring lease for a term of 10 years from 29 September 2002 (approximately 3½ years unexpired) at a current rent of £34,000 pax.

Alternatively our clients would consider a new sublease of all or part of the premises for a term to be agreed expiring no later than 27 September 2012.

Business Rates

Rateable value (2005 list): £16,500.

UBR for the current year (1/4/2009 to 31/3/2010): 48.5p in the £.

Rates payable for the current year: £8,002.50.

For further information or to arrange a viewing please contact Andrew France & Co:

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