

2-4 SOUTH ROAD HAYWARDS HEATH

RH16 4LA

bf.
brasierfreeth.com

*Prominent Corner Unit - Lease Available
Ground Floor Commercial Space*

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Ground Floor Commercial Space
TO LET

KEY DETAILS

- Retail E Class use
- Affluent High Street location
- Extremely prominent corner unit
- Wrap-around frontage

LOCATION

Haywards Heath is an affluent commuter town within West Sussex with a population of 33,845 (2011 census) situated 14 miles north of Brighton and 12/13 miles south of Crawley and Gatwick Airport.

Haywards Heath benefits from a mainline railway station with direct services to Gatwick Airport, London Victoria, Blackfriars and London Bridge.

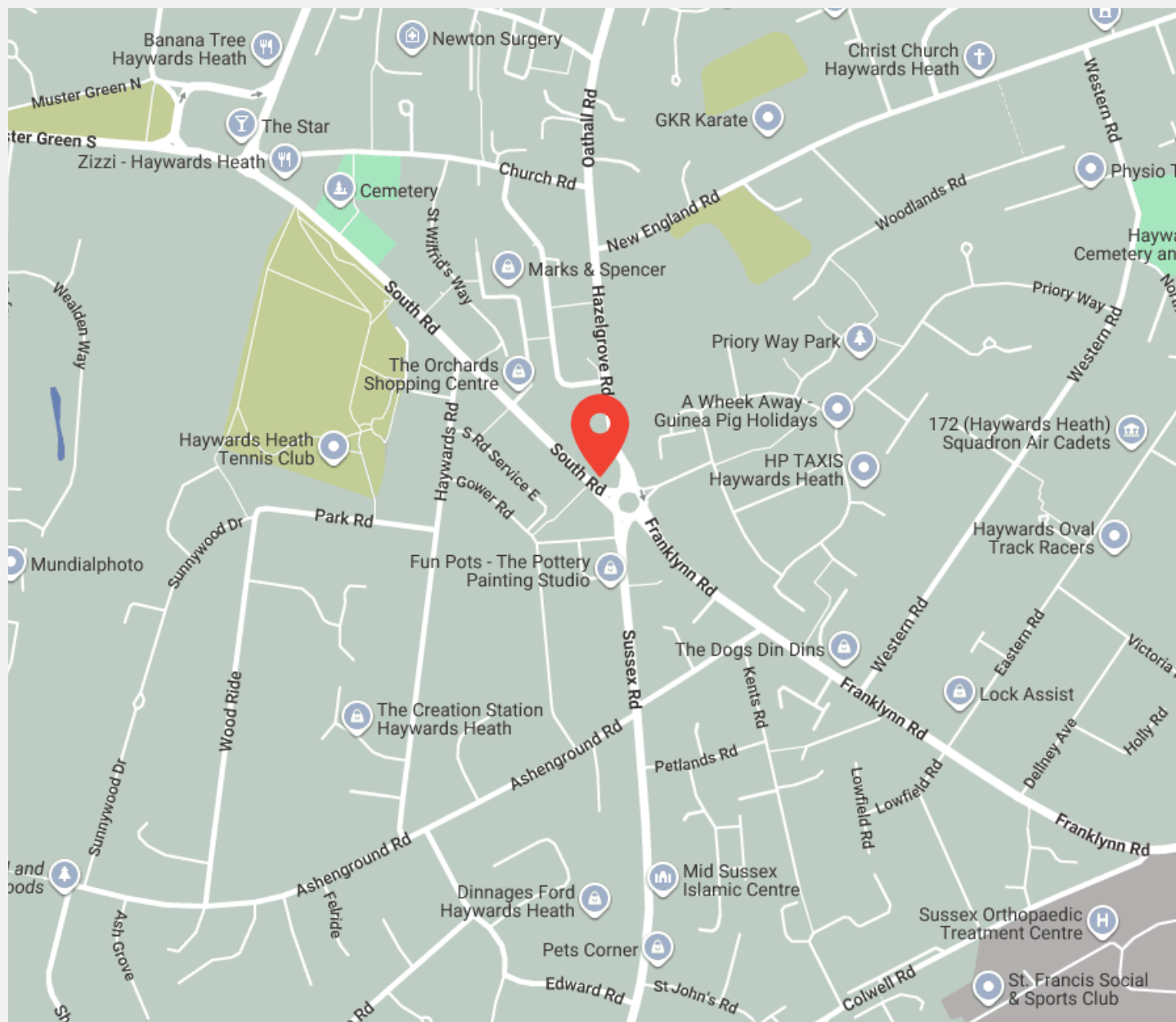
TRANSPORT



Haywards Heath - 0.8 miles

A272 - 0.6 miles

South Road bus stop - 375 yards



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DESCRIPTION

The property occupies an extremely prominent corner position at the southern end of South Road, Hayward Heath’s primary commercial thoroughfare, immediately facing the roundabout junction with Sussex Road and Hazelgrove Road (B2112), Caxton Way and Franklynn Road (B2272).

The unit is immediately opposite Poundland and Nationwide whilst other notable occupiers within the immediate vicinity include Greggs, Boots, Card Factory, Cook and PureGym.

ACCOMMODATION

The premises comprise the following dimensions and floor area:

Frontage to South Road	13.74 m	45 ft 10 ins
Frontage to Roundabout	4.02 m	13 ft 2 ins
Frontage to Hazelgrove Rd	18.86 m	61 ft 9 ins
	Size Sq.m	Size Sq.ft
Ground Floor	278.98	3,003



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TERMS

Consideration may be given to a new lease, subject to negotiation. Rent on application.

The premises are held on a 10 year term from 29 January 2021 expiring 29 January 2031, granted inside the Landlord & Tenant Act. The passing rent is £39,500 per annum subject to a January 2026 rent review.

EPC

Further details available upon request. B 32.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £74,500.

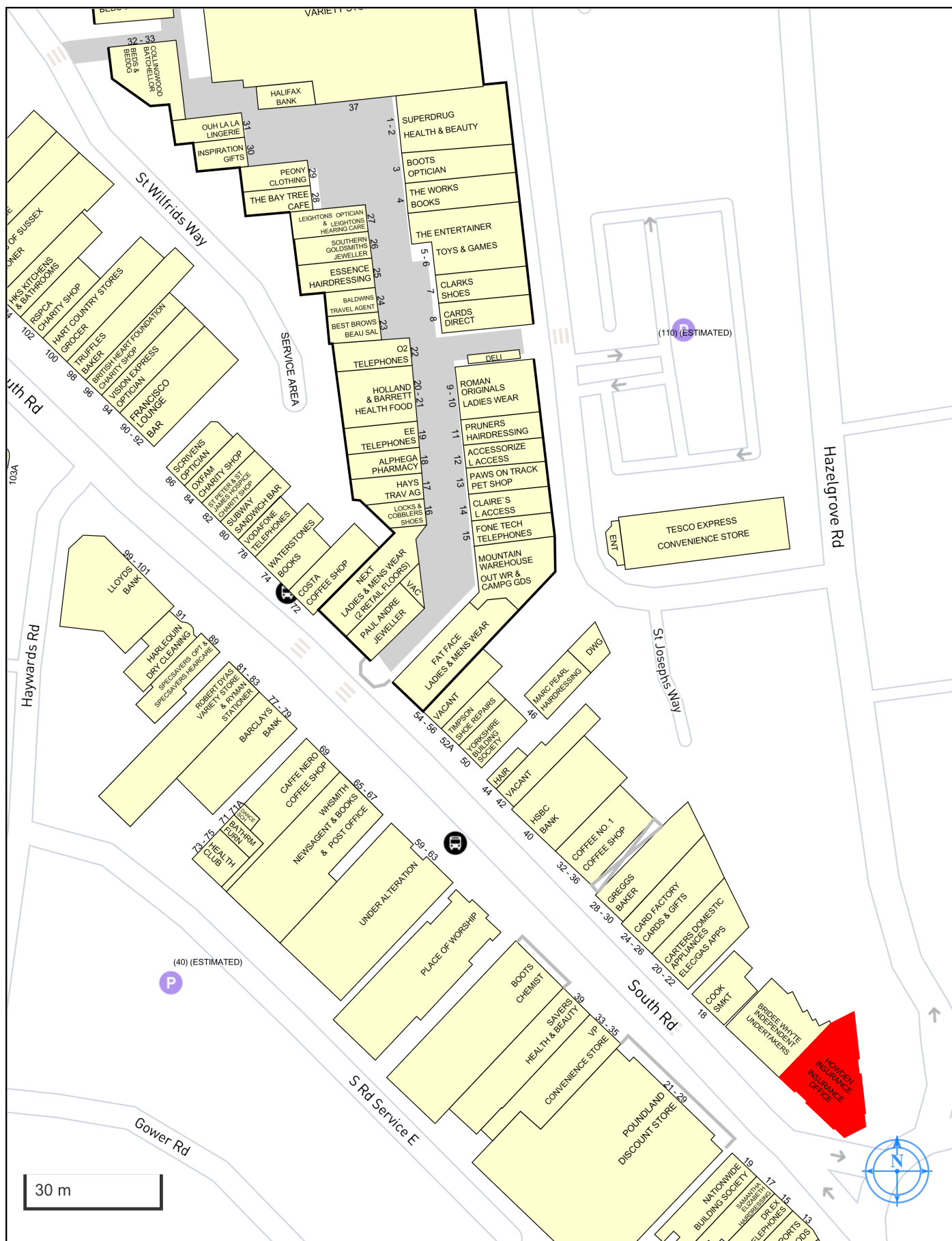
For rates payable please refer to the Local Charging Authority, Mid Sussex District Council - 01444 458166.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

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CONTACT

GET IN TOUCH

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