



## Freehold investment with Development Potential For Sale

**115 South Road**  
Haywards Heath, RH16 4LR

Office

# FOR SALE

**1,192 sq ft**  
(110.74 sq m)

- Three self contained flats
- Car park to the rear
- Planning permission for one bedroom flat

# 115 South Road, Haywards Heath, RH16 4LR

## Summary

Available Size	1,192 sq ft
Price	Offers in the region of £590,000 Subject to existing tenancies
Rateable Value	£20,500
EPC Rating	Upon enquiry

## Description

The property comprises two adjoining buildings, the north part built at the turn of the 19th Century, and the south part is of 1970s construction, both of brick elevations. The property includes three self-contained flats with separate access. There is a car park to the rear of the property.

Access to Flats 115a and 115b is from a separate southern access from the street, which gives access to the rear car park. There is a further northern entrance from the street, providing access to the Lower Ground Floor and Flat 115c.

Planning permission for a 'Proposed additional storey to existing three storey building to create a one bedroom flat'. Approved November 2020.

Potential income up to £40,000pa

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop frontage	43	3.99
Ground - Sales area	513	47.66
Ground - Front office	124	11.52
Ground - Rear office	261	24.25
Lower Ground - Storage offices	251	23.32
<b>Total</b>	<b>1,192</b>	<b>110.74</b>

## Location

Haywards Heath lies some 40 miles south of London, 14 miles north of Brighton, and 19 miles south of Gatwick Airport. South Road is the main shopping area of Haywards Heath, approximately ½ a mile from Haywards Heath Railway Station.

## Terms

Offers in the region of £590,000 are invited for the freehold interest of the property (subject to existing tenancies).



## Viewing & Further Information



**James Bryant**

01273 267245

jb@gsp.uk.com



**Erin Mann**

01273 321 123

em@gsp.uk.com