



28 The Broadway

Haywards Heath, RH16 3AL

Freehold Retail Investment

1,345 sq ft
(124.95 sq m)

- Let to Countrywide Estate Agents Limited (t/a Hamptons)
- Rental Income £24,000 pax
- New 5 year lease
- Split level ground floor retail area
- Car parking to rear

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Summary

Available Size	1,345 sq ft
Rates Payable	£10,908 per annum Interested parties are advised to contact Mid Sussex District Council Tel: 01444 477564 or www.midsussex.gov.uk to verify this information.
Rateable Value	£25,250
VAT	Applicable. The property is to be sold as a TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

The premises comprise an attractive mid-terraced unit with accommodation provided over two floors and car parking space to the rear. The ground floor sales area is split level and the first floor comprises a mix of meeting rooms, ancillary storage and kitchen. WCs are provided on both ground and first floor levels.

Lease

Let to Countrywide Estate Agents Limited on 5 year full repairing and insuring lease from 25 March 2026, subject to a tenant only break clause on the third anniversary of the term.

Rental Income

£24,000 per annum exclusive

Covenant Information

Countrywide Estate Agents Limited (Company No: 00789476) are part of the UK's largest property services group, serving customers in over 650 branches across the UK. Turnover for the year ending 31 December 2024 was £354.8m; pre-tax profit of £18.9m; and an Experian credit rating of 100 (Very Low Risk).

For further information visit www.countrywide.co.uk

Price

Offers are invited in excess of £315,000 for the benefit of the freehold interest subject to the existing lease. A purchase at this level would show a net initial yield of 7.36% allowing for purchasers costs of 3.47%

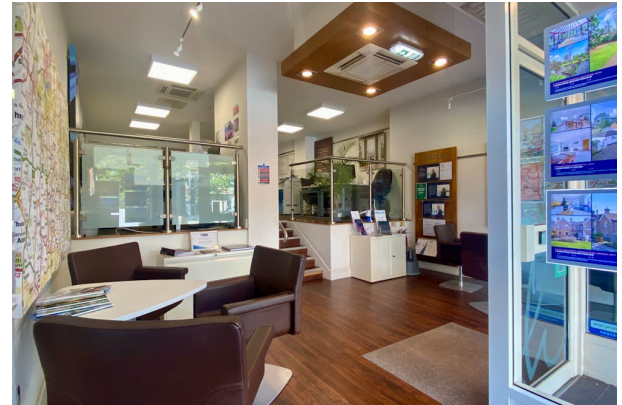
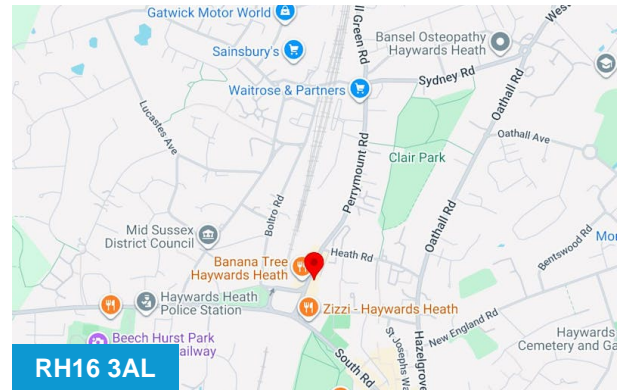
Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Location

The property is situated on the east side of The Broadway which has established itself as the primary location in the town for restaurants and professional services.

The Broadway connects the prime shopping area of South Road with the office district and the main line railway station. Haywards Heath, being one of the largest West Sussex towns, is located 12 miles north of Brighton and approximately 40 miles south of London.



Viewing & Further Information



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The town benefits from frequent and direct train service to central London stations in approximately 45 minutes making the location a popular area for commuters. Haywards Heath has a population of approximately 23,000 inhabitants and a significantly larger catchment area.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	802	74.51
1st	543	50.45
Total	1,345	124.96

Anti Money Laundering

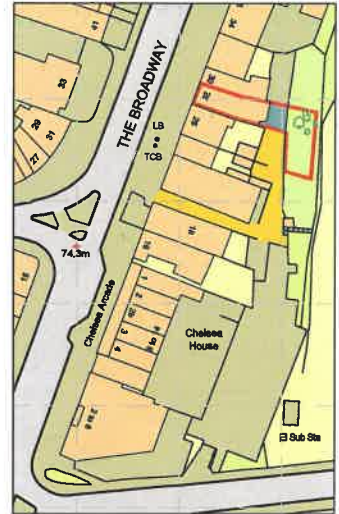
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





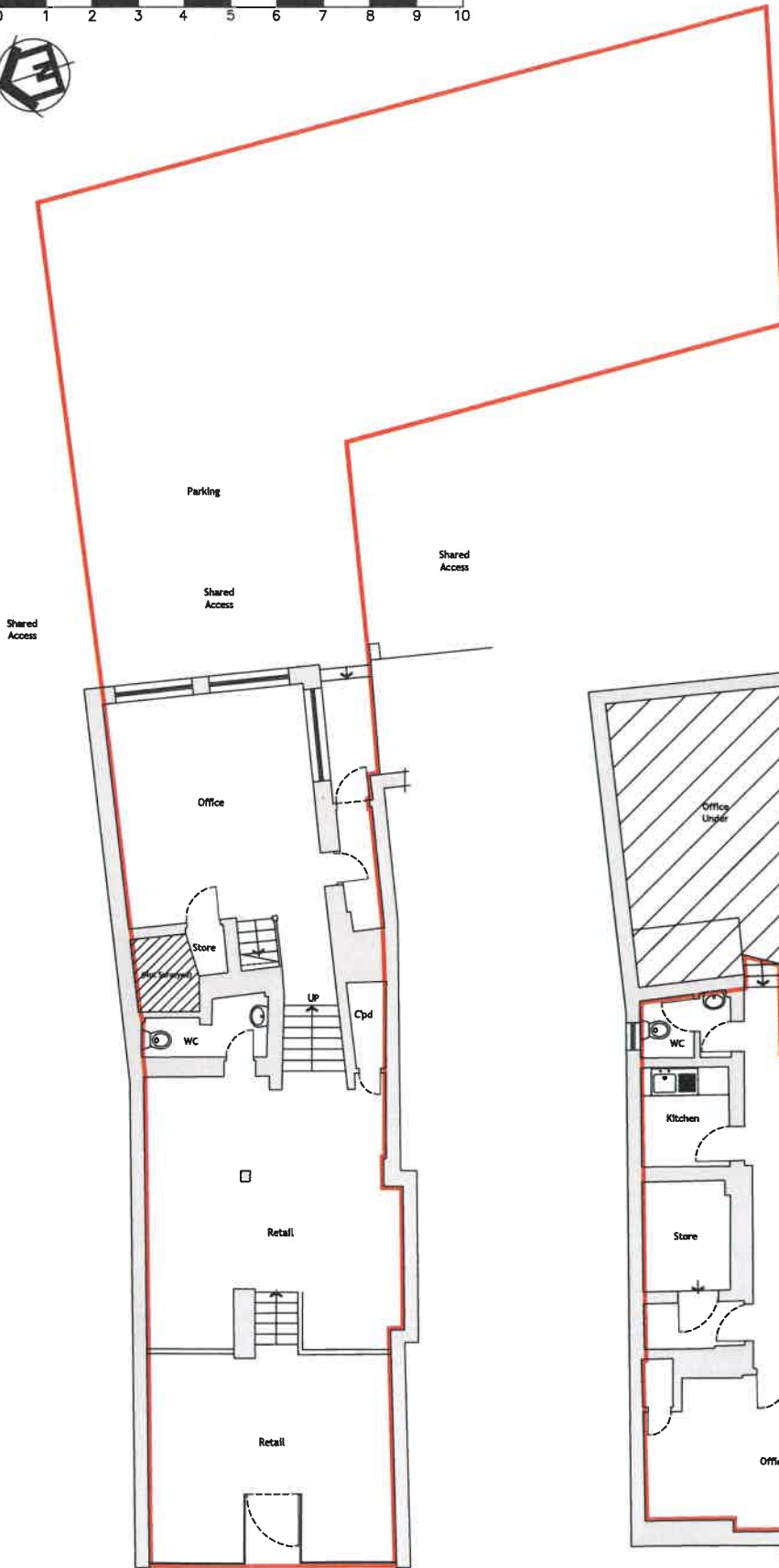


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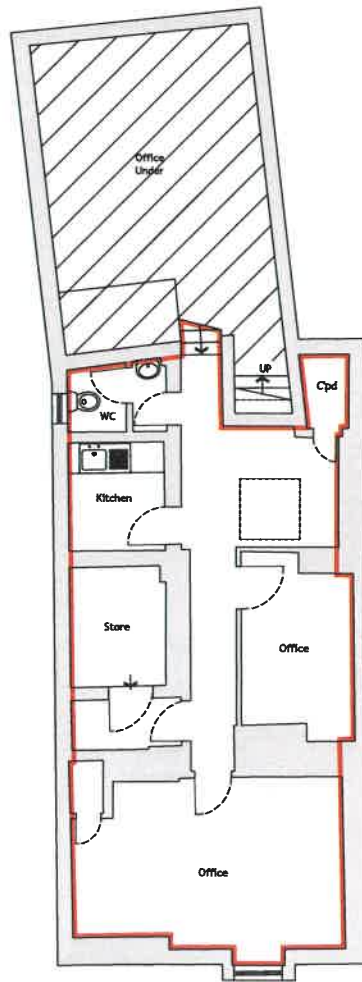


+LP Location Map 1:1250

Scale in Metres 1:1250



+00 Lower Ground Plan



+01 Upper Ground /First Floor Plan

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Drawings not for construction

A3
page

28 The Broadway
Haywards Heath,
West Sussex,
RH16 3AL

drwg. no. 25-B171-1
revision. A
date March 2026
scale as shown@A3

Lease Plan



// 01273 271 250
// 07811 270 338

//BrightonLeasePlans.co.uk

Site Address