

FOR SALE

INDUSTRIAL INVESTMENT VIRTUAL FREEHOLD FOR SALE

Unit 30 Bridge Road, Haywards Heath, RH16 1TX



Summary

Available Size	9,960 sq ft
Price	Offers in the region of £1,750,000
Business Rates	Rateable Value of £32,500 with a UBR of 49.9 p in £
EPC Rating	B (45)

Location

Bridge Road is situated approximately one mile north of Haywards Heath town centre and half a mile east of the mainline railway station, which offers regular services to London/Brighton.

Haywards Heath is located on the main A272 which allows access to A/M23, Gatwick, M25 and A22 London/Eastbourne Road.

Description

The property comprises an industrial unit of steel portal frame with a minimum eaves height of 3.8 m and a maximum eaves height of 4.7 m. The premises are currently occupied by Howdens Joinery and have been configured to provide mix of retail showroom, trade counter and storage over three areas.

Externally the property benefits from parking to the front and to right hand side. Otherwise the premises benefit from the following amenities:

Specification

- Fire alarm system installed
- Left hand side electric roller shutter - 4.64 m wide x 3.36 high
- Right hand side electric roller shutter - 3.11 m wide x 3.25 m high
- Suspended ceiling with LED light panels in showroom area
- 6 car parking spaces to the front
- External storage/ further parking to the side

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Total	9,960	925.31

Tenure

The virtual freehold interest is available by way of a 999 year lease from 1st April 1961.

Tenancy

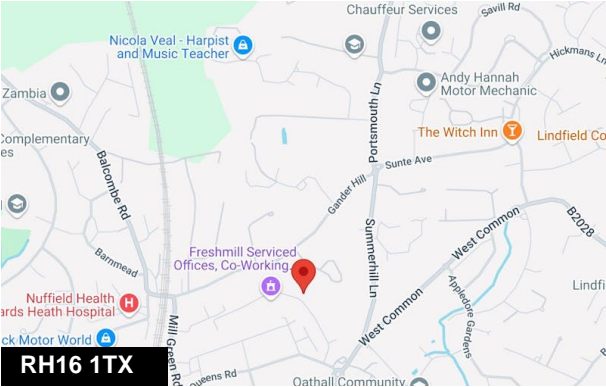
The property is currently let to Howdens Joinery Properties Ltd by way of a 15 year full repairing and insuring lease from 4th March 2019 at the current rent of £122,500 per annum. The March 2024 Rent Review has not been instigated.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Alexander Mullett
01444 708989 | 07595 619416
am@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

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