

FOR SALE

FREEHOLD MIXED USE BUILDING

106-108 South Road, Haywards Heath, RH16 4LL



Summary

Available Size	3,969 sq ft
Price	Offers in excess of £1,750,000
Business Rates	Rateable Value of £46,000 with a UBR of 49.9p in £.
EPC Rating	Upon enquiry

Location

The property is situated on South Road (B2272), one of the main thoroughfares through the town and home to a mix of retail and office occupiers. The subject premises sits at the crest of the hill on South Road which we would consider to be the prime retail pitch within the town. Haywards Heath is an affluent commuter town located approximately 8 miles south of Crawley/Gatwick Airport and 12 miles north of Brighton and can be easily accessed via the A23, approximately 5 miles distant. Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes.

Description

This property comprises a mid-terrace, mixed use three storey building.

The commercial element of the property benefits from laminate floor throughout, a metal single glazed frontage, along with a suspended ceiling. Ancillary office and storage accommodation is located to the rear of the property which is accessed via two pedestrian doors. This rear section also houses an internal staircase which provides access to the storage and kitchen accommodation on the first floor which also contains ladies' and gents' toilet facilities.

The residential element of the property includes 2 x2 bedroom flats on the first floor and 3 x2 bedroom flats on the second floor. These are all self contained and accessed via the rear of the property through a communal staircase/walkway. One flat on the second floor benefits from a small outside area. The flats have been refurbished in recent years and all appear to be in a good state of decoration.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor Commercial	3,328	309.18
First Floor Ancillary	642	59.64
Total	3,970	368.82

Tenancies

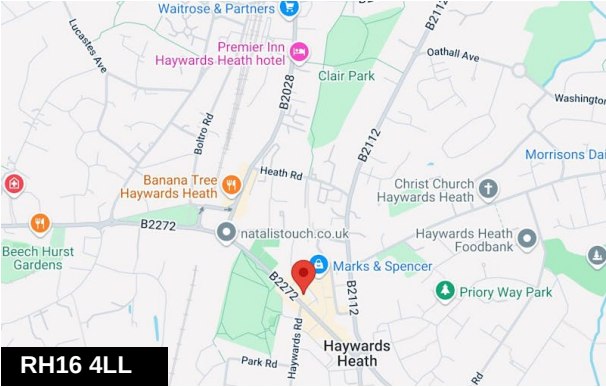
Residential - The residential flats have been let out on Assured Shorthold Tenancies and are currently producing a ground a combined annual income of £75,640. Commercial - The commercial elements of the building are to be sold with vacant possession.

VAT

VAT may be applicable on the terms agreed.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing & Further Information



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



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