



59-61 The Broadway
Haywards Heath, RH16 3AS

Beautiful Restaurant Lease For Sale in Haywards Heath - NIL PREMIUM

3,905 sq ft
(362.79 sq m)

- Prime Restaurant in Haywards Heath
- 126 Ground Floor Covers Plus 32 External Covers to Front
- Fully fitted to a High Standard
- Lease Expires 2035 – £90,000 per annum exclusive
- Includes 1 Self-contained Flat Producing Circa £12kpa

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Summary

Available Size	3,905 sq ft
Passing Rent	£90,000 per annum
Premium	Nil
EPC Rating	Upon enquiry

Description

The restaurant is comprised of 126 covers on ground floor and is fully fitted to a high standard with a large bar area. The basement houses a trade kitchen with full extraction in situ, customer toilets and various storage areas. There are an additional 32 external covers in the front courtyard. There are residential flats above the restaurant, one of which is included in the restaurant lease, bringing in £12,000pa in rent.

Location

Haywards Heath is an affluent town in West Sussex located between Brighton and South London, with Haywards Heath railway station and connecting to London Victoria on the Brighton Main Line in 45-55 mins. Other restaurants in the town include Zizzi, Pizza Express, Banana Tree, Loungers and Miller & Carter as well as a host of independent cafes restaurants and bars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,354	218.69
Basement	1,551	144.09
Total	3,905	362.78

Tenure

The premises are held on an existing FRI lease for a term expiring 13th August 2035. Income from the 1 flat included in the lease is £12,000 pa. A minimum of a 6 month rent deposit plus VAT will be required as security.

Passing Rent

The passing rent is 90,000 per annum with the next rent review due 14th August 2025.

Premium

Nil.

VAT

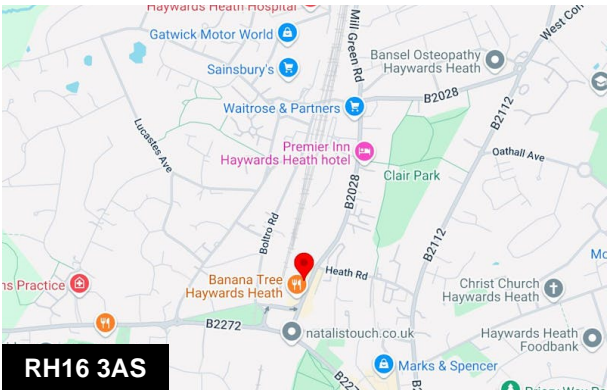
VAT may be applicable to the rent and other figures quoted.

Planning/Licence

The premises benefit from E Class planning use and are licensed to sell alcohol Monday to Sunday - 10:00hrs to Midnight.

Holding Deposit

A holding deposit will be required to secure the property.



Viewing & Further Information



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