

**TO LET**

**RESTAURANT PREMISES  
SUITABLE FOR A RANGE OF USES STPP  
EXCELLENT TOWN CENTRE LOCATION  
380.91 SQ M (4,100 SQ FT)**

**59-61 The Broadway, Haywards Heath, RH16 3AS**



## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 4,100 sq ft   |
| <b>Rent</b>           | £90,000 per annum exclusive                           |
| <b>Business Rates</b> | A Rateable Value of £69,500 with a UBR of 48.0 p in £ |
| <b>EPC Rating</b>     | Upon enquiry  |

## Location

Haywards Heath is an affluent commuter town located approximately 15 miles north of Brighton and 14 miles south-east of Crawley and Gatwick Airport. Central London is easily accessed via the mainline railway station, providing a link to London Victoria in approximately 40 minutes. The property is situated in a busy trading area, midway between the prime shopping centre and the town's mainline railway station. There are many substantial office buildings located close by and The Broadway in recent years has been dominated by a variety of food and beverage operators including Pizza Express, Orange Square, La Campana and The Safari Pizza Co.

## Description

This characterful building, most recently occupied by Côte Brasserie, offers highly versatile accommodation suitable for a wide range of occupiers. Currently configured as a restaurant, the property benefits from an elegant frontage and a stylish, contemporary interior that can be easily adapted for alternative uses, subject to the necessary planning consents being granted.

The ground floor features an open-plan layout and a welcoming bar area to the left with two interconnecting dining rooms providing seating for approximately 140 guests. The interior includes ceiling-mounted air conditioning and a combination of oak and tiled flooring, a wheelchair-accessible WC is also provided at ground level. The lower ground level is accessed via a staircase to the right of the ground floor, where there is a well-equipped commercial kitchen, including multiple storage areas, and separate ladies', gentlemen's/customer WC facilities.

Externally, the property has previously accommodated outdoor seating for approximately 32 guests. The premises are licensed to sell alcohol seven days a week between 10:00 a.m. and 12:00 a.m. CCTV/Security.

## Accommodation

The accommodation comprises the following approximate areas:

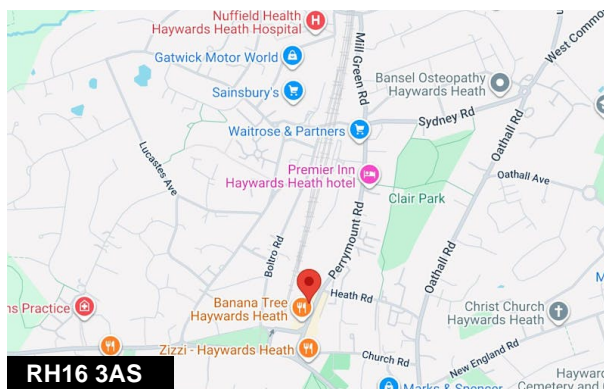
| Description  | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground Floor | 2,300        | 213.68        |
| Basement     | 1,800        | 167.23        |
| <b>Total</b> | <b>4,100</b> | <b>380.91</b> |

## Lease

The premises is available by way of an assignment of the existing lease which expires in August 2035. The existing Lease includes the self contained flat behind which produces circa £12,000 per annum. Interested parties should note that a new lease may be available directly with the Landlord if preferable, more information upon enquiry.

## VAT

VAT may be applicable on the terms quoted.



## Viewing & Further Information



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



**Crickmay Chartered Surveyors**

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

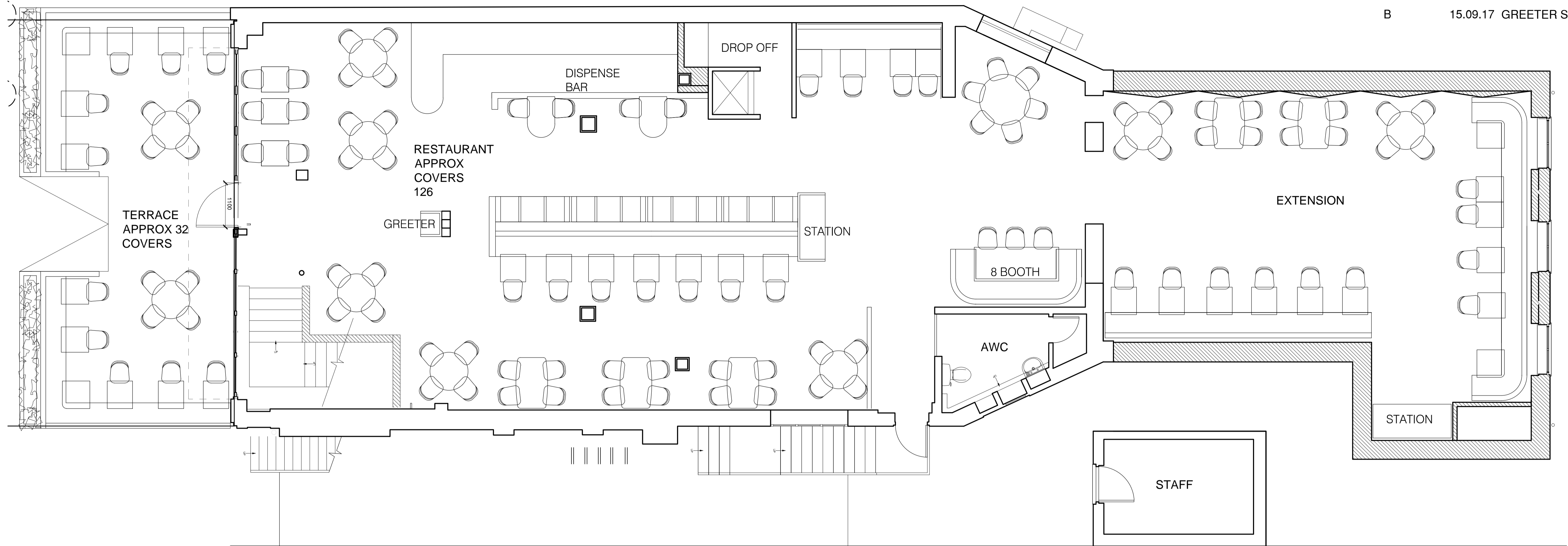
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





| REVISION | DATE     | DESCRIPTION           |
|----------|----------|-----------------------|
| A        | 15.07.27 | BUILDING REGS ON PLAN |
| B        | 15.09.17 | GREETER STATION       |



**A** GROUND FLOOR PLAN  
SCALE 1:50@A1

**CANTOR CM MASTERS**

INTERIOR DESIGN

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7 Bell Yard Mews  
London SE1 3UA  
Tel: +44(0)20 7407 5434  
e: info@cantormasters.com  
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CLIENT  
**COTE RESTAURANT**

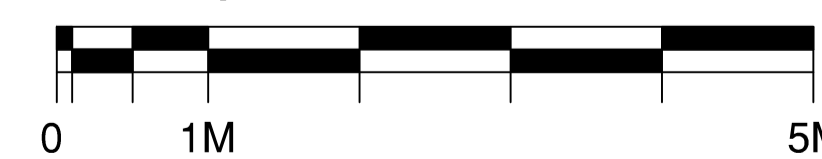
PROJECT  
**HAYWARDS HEATH  
59-61 THE BROADWAY  
RH16 3AS**

TITLE  
**GROUND FLOOR  
GENERAL ARRANGEMENT PLAN**

| JOB No     | SCALE    | DATE     |
|------------|----------|----------|
| 9015       | AS SHOWN | 16.06.15 |
| DRAWING No | REVISION |          |
| GA.G.00    | B        | A1 SHEET |

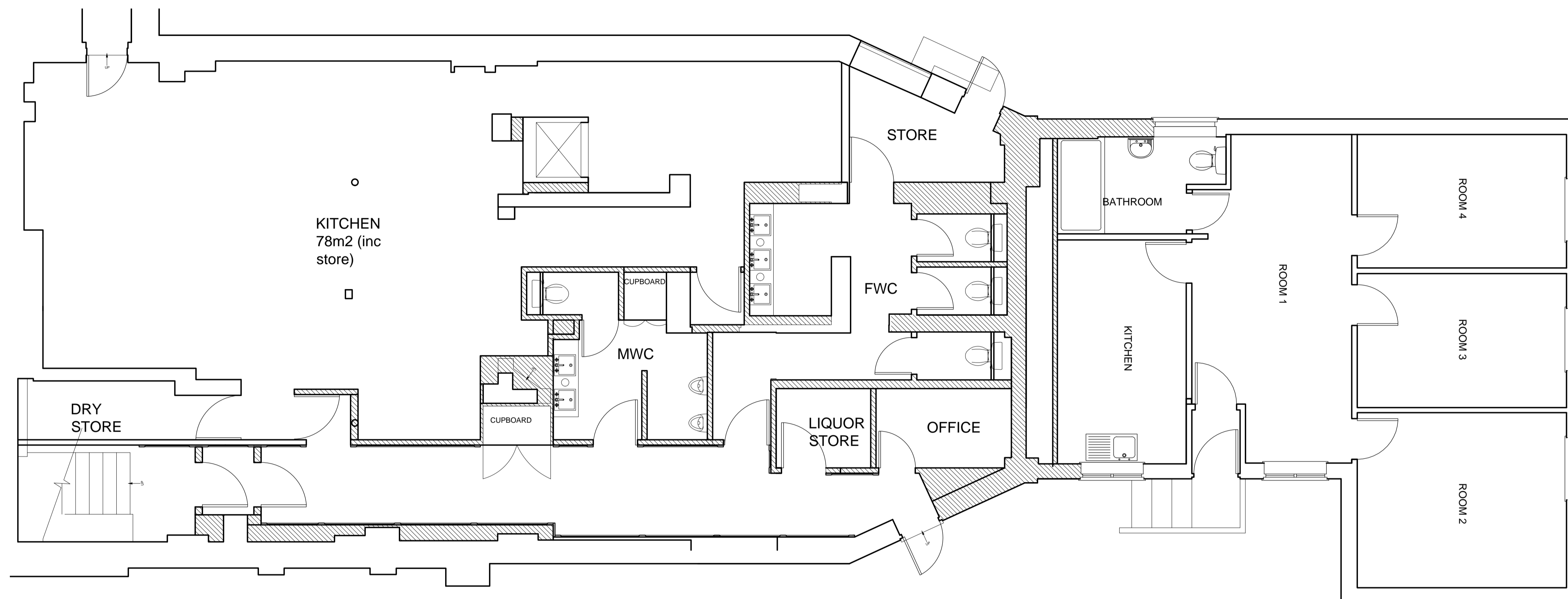
**AS BUILT**

SCALE @ 1:50



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| REVISION | DATE     | DESCRIPTION           |
|----------|----------|-----------------------|
| A        | 15.07.27 | BUILDING REGS ON PLAN |
| B        | 15.10.09 | GA PLAN UPDATED       |



**G** BASEMENT FLOOR PLAN  
SCALE 1:50@A1

**CANTOR CM MASTERS**

INTERIOR DESIGN

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**COTE RESTAURANT**

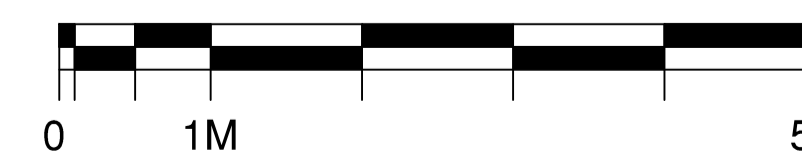
PROJECT  
**HAYWARDS HEATH  
59-61 THE BROADWAY  
RH16 3AS**

TITLE  
**BASEMENT FLOOR  
GENERAL ARRANGEMENT PLAN**

| JOB No     | SCALE    | DATE     |
|------------|----------|----------|
| 9015       | AS SHOWN | 16.06.15 |
| DRAWING No | REVISION |          |
| GA.B.00    | B        | A1 SHEET |

**AS BUILT**

SCALE @ 1:50



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