

TO LET / FOR SALE

BRAND NEW RETAIL UNIT AVAILABLE AS A WHOLE OR CONSIDERATION GIVEN TO DIVISION

Church Corner House, The Broadway, Haywards Heath,
RH16 3AS



Summary

Available Size	1,200 to 3,277 sq ft
Business Rates	To be assessed
EPC Rating	Upon enquiry

Location

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.

The premises are situated in a highly prominent position in the centre of Haywards Heath on the corner of The Broadway, close to the junction with South Road and Church Road.

Description

Premises comprise a newly built open plan ground floor commercial unit which can be taken as a whole or consideration will be given to splitting the unit to suit an occupier's requirements. The premises would suit a wide range of uses including retail, office, medical or F&B.

Accommodation

The premises will have the following approximate net internal floor areas:

Description	sq ft	sq m
Total	3,277	304.44

Tenure

The premises are available by way of a new lease on terms to be agreed.

The freehold of the whole building is potentially available including the ground rent investment from the flats above which have been sold off on long leasehold interests. Further details upon application.

Rent

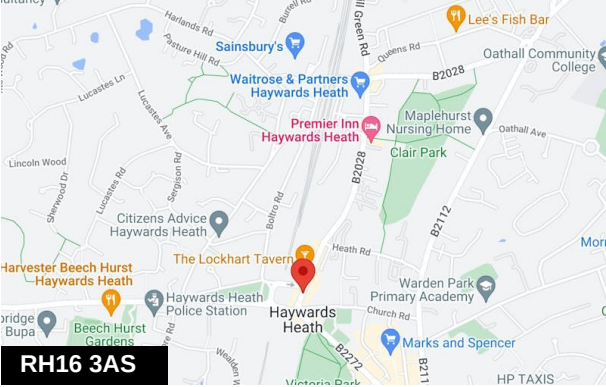
£23 per square foot per annum exclusive for the unit taken as a whole, or £25 per square foot per annum exclusive were the unit to be sub-divided.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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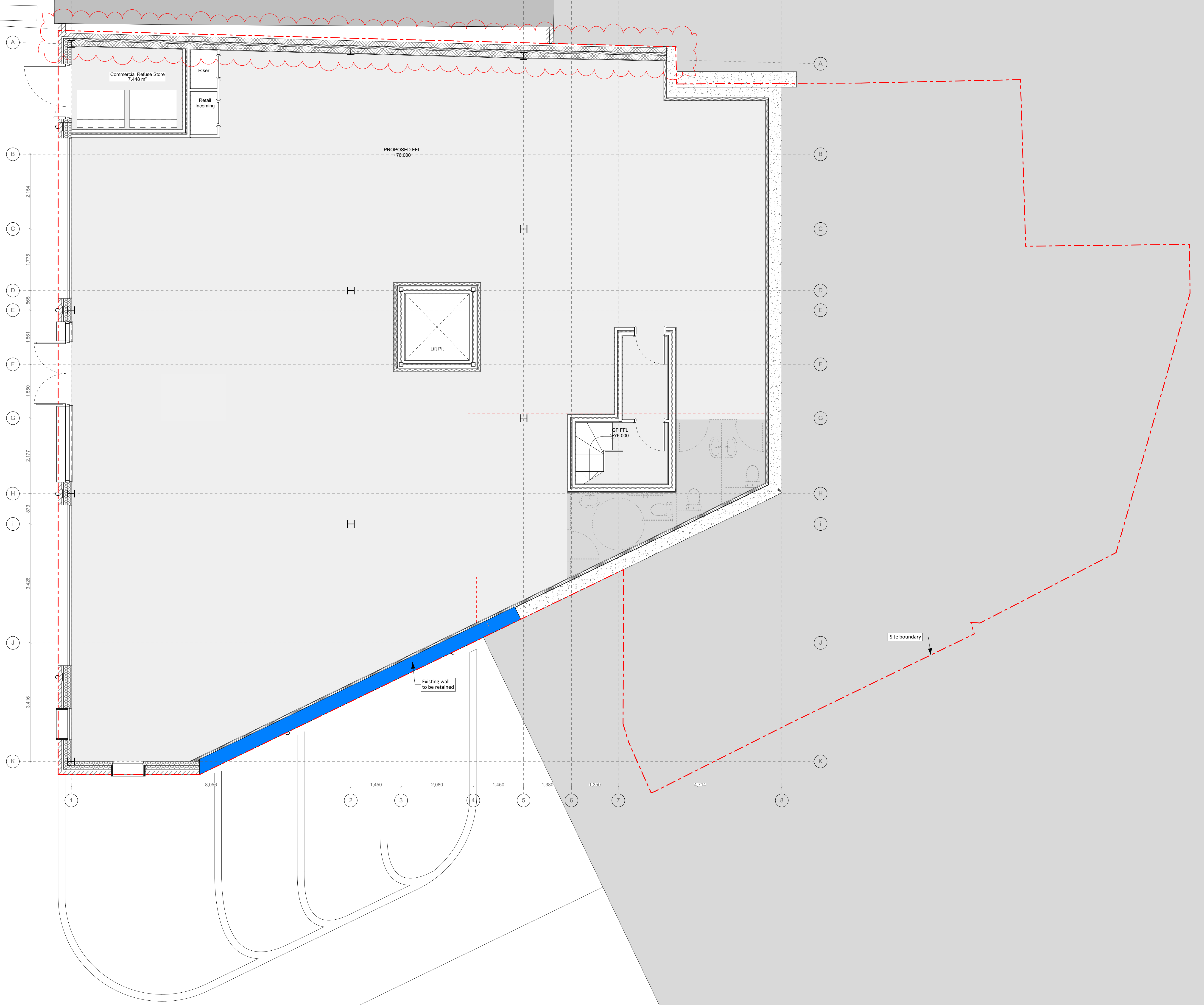
More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
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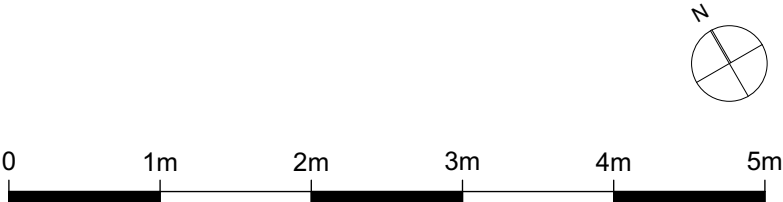
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





Revision:	Date:	Drawn:	Check:
A	Layout updates as per client comments received.	12.07.21	CEP VTQ
B	Layout updates as per client comments received.	22.07.21	CEP VTQ
C	Updates to secondary escape stair.	26.07.21	CEP VTQ
D	Maximum travel distances to each door added	03.08.21	VTQ
E	Layout updates as per client comments received.	13.08.21	CEP VTQ
F	Layout updates as per client agreed alterations received on 08.10.21	20.10.21	CEP VTQ
G	Ramp removed following client's comments	21.10.21	VTQ RRO
H	South elevation external walls updated to suit GF retaining wall updates from site survey.	28.01.22	CEP VTQ
i	External wall position updated as per site meeting comments. Boundary line added.	23.02.22	CEP VTQ

- Notes:
- Layouts to be confirmed by client & approved by Local Planning Authority.
 - Layouts drawn based on latest plans provided.
 - GIAs to conform with NDSS.
 - Wall build ups to be reviewed based on CPs to achieve correct u-values. Flat areas subject to review of wall build ups.
 - Riser and plant equipment and sizes TBC by M&E consultant



Project:	A development at The Parade, Haywards Heath
Status:	For Comment
Client:	SUL Ltd
Sheet title:	Proposed Ground Floor Plan
Scale:	1:50@A1
Date:	07.07.2021
Drawn:	CEP
Checked:	VTQ
Ref:	101-110/(00)001i