

TO LET

**CRI  
CK  
MAY**  
CHARTERED SURVEYORS

**QUAINT OFFICE/RETAIL SPACE  
89.28 SQ M (961 SQ FT)**

The Old Chapel, Brook Street, Cuckfield, Haywards Heath,  
RH17 5JL



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## Summary

<b>Available Size</b>	961 sq ft
<b>Rent</b>	£14,000 per annum exclusive.
<b>Business Rates</b>	The current Rateable Value is £7,300 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to the status of a tenant.
<b>EPC Rating</b>	C (56)

## Location

Found in Cuckfield, West Sussex, just to the west of Haywards Heath. The town offers easy access to the A272 and the A23. The premises is only 2.2 miles from the mainline Haywards Heath railway station which offers direct routes to London, Gatwick and Brighton.

## Description

The premises comprise a characterful building (currently occupied by a picture framers and is available due to relocation), it is of timber-framed construction with corrugated metal cladding and features a number of attractive period elements, including arched windows, exposed timber framing and a quaint entrance porch. The property also benefits from fluorescent strip lighting and central heating.

Internally, the accommodation is arranged to provide a reception/showroom area at the front with a workshop to the rear along with a mezzanine floor. We understand that this layout could be reconfigured to suit an in-going tenant if required. The reception area features wooden flooring, panelled walls and fluorescent strip lighting.

The workshop is an open plan space. To the rear left-hand side there is a kitchenette and WC, together with a side ramp access leading to the external area. The mezzanine is accessed via an internal staircase and is currently used as an office area.

Four parking spaces are provided next to the unit, but unrestricted parking is also available on the roadside.

## Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Reception/Showroom	189	17.56
Rear workshop	583	54.16
Mezzanine	189	17.56
<b>Total</b>	<b>961</b>	<b>89.28</b>

## Lease

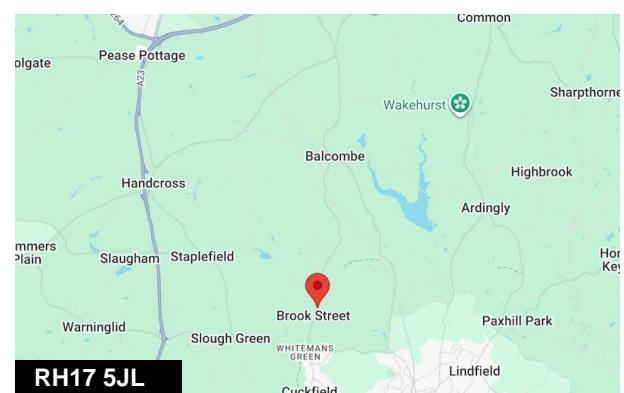
A new, fully repairing and insuring lease is available on terms to be discussed.

## VAT

VAT is currently applicable on the terms quoted

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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