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PROPERTY
WORK

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Haywards Heath



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MEZE BAR & RESTAURANT

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for the town
that loves
to drink it

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RESULT
CARDS
BUILDER
YOUR WAY
TIME TO THINK

BEST GOODS
GUARANTEED
Watch
sky
live in every
shop

TO LET

RETAIL – 1,060 SQ FT (98.47 SQ M)

112 South Road, Haywards Heath, West Sussex, RH16 4LL

DESCRIPTION

The commercial accommodation comprises an open plan ground floor sales area, with male and female W/C facilities. The premises benefits from a prominent dual frontage, laminate flooring, dropped ceiling with fluorescent strip lighting and wide, uninterrupted floor space. At the rear of the property, there is an additional ancillary space that has formally been used as a kitchen area as well as an exit route that leads the walkway connecting South Road and St Wilfrid's Way.

LOCATION

The property is situated in a prominent position on the Northern side of South Road, the main retail pitch for Haywards Heath. There is an access street to East of the property providing a link to the Orchards Shopping Centre car park. Nearby occupiers include Hart Country Stores, WH-Smith, British Heart Foundation, Specsavers Opticians, Robert Dyas, Costa Coffee, Café Nero and Waterstones.

ACCOMMODATION

	SQ FT	SQ M
Ground	879	81.65
Ancillary/Kitchen	182	16.9
TOTAL	1,061	98.55

AMENITIES

- Prominent dual frontage
- Large open sales area
- Dropped ceiling with fluorescent strip lighting and laminate flooring
- Food parking facilities in the area

RENT

A new effective full repairing and insuring lease is available at a commencing rent of £32,500 per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

Effective April 2023 the rateable value for the premises is £23,750.

VAT

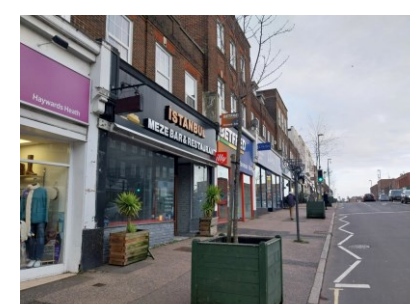
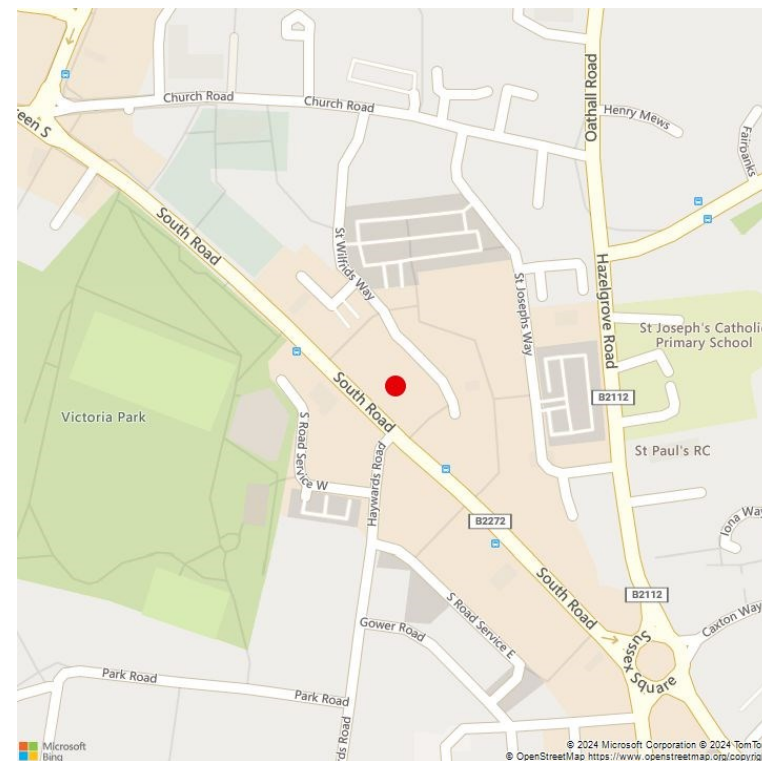
VAT may be charged on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of B.



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