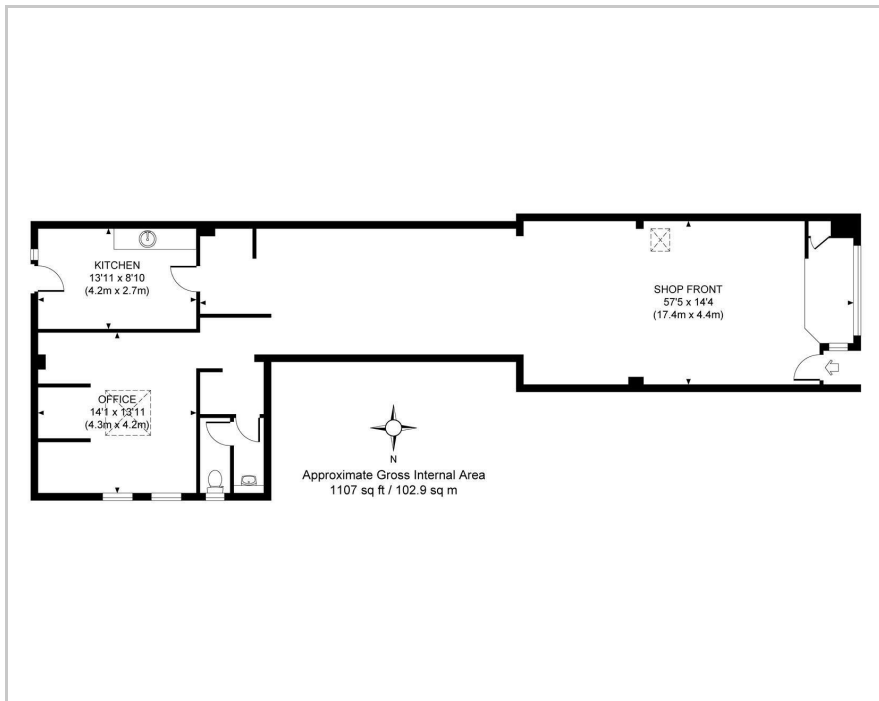




**21 Sussex Road, Haywards Heath, RH16 4DZ**  
**£19,500 P.A**

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The premises are situated in a prominent location, close to the junction of Sussex Road, South Road and Franklyn Road, being on the main B2112 in and out of Haywards Heath. The main shopping area of South Road and the established Orchards Shopping Centre, which has on site car parking with additional parking in Gower Road are all a short walk.

Positioned in the middle of this ever popular neighbourhood parade in this mid terraced self contained retail shop premises offering excellent ground floor sales area with toilets to the rear, kitchen and W.C with door leading to the rear service road with parking.

**Rent:**  
Offers sought in the region of £19,500 per annum

**EPC:** Commissioned 22/06/2021

**Business Rates:**  
According to the Valuation Office website the premises are described as: Shop and premises  
Rateable Value: £9,500

**VAT Details:**  
VAT will not be charged on the terms quoted.

**Legal:**  
Each party is to be responsible for their own legal fees.

**Terms:**  
To Let on a new full repairing and insuring lease for a term to be agreed

**Amenities:**  
Some lighting  
WC

**Terms:**  
The premises are currently held on new effective full repairing and insuring lease for a term to be negotiated having periodic rent reviews.

