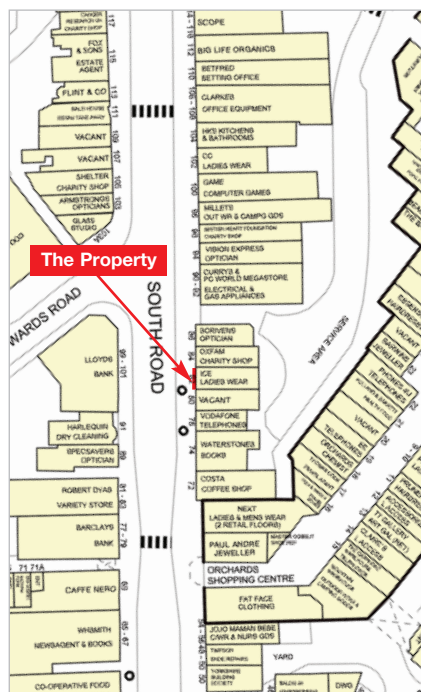


Haywards Heath

82, 82A & 82B
South Road
West Sussex
RH16 4LA

- Freehold Shop and Residential Investment
 - Well located close to the Orchards Centre in this popular town centre
 - Comprises a shop with two self-contained flats above
 - Attractive period property
 - Rent Review 2018
 - Current Rent Reserved
- £37,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Haywards Heath is a popular Sussex town, which is located 36 miles south of London, 12 miles north of Brighton and 15 miles south of Gatwick Airport. The town is served by the A272, which leads to the A23, M23 and M25 motorways. There are regular fast trains to Gatwick Airport (from 12 minutes) and London Victoria (from 44 minutes).

The property is situated in a busy trading position on the north side of South Road a few doors away from The Orchards Shopping Centre. Occupiers close by include Oxfam, Scrivens, Currys Digital, Vision Express, Iceland, Lloyds, Specsavers, Robert Dyas, Barclays, Caffè Nero, WH Smith, Co-Op, Fat Face, Next, Costa, Waterstones and Vodafone.

Description

The property is arranged on ground and two upper floors to provide a shop together with two self-contained two bedroom flats above. The flats are approached via a shared stairway and walkway at the rear. The shop benefits from rear servicing access and two car spaces.

The property provides the following accommodation and dimensions:

Gross Frontage	5.45 m	(17' 10")
Net Frontage	5.10 m	(16' 9")
Shop Depth	13.45 m	(44' 2")
Built Depth	14.75 m	(48' 5")
First Floor Flat – Three Rooms, Kitchen, Bathroom		
Second Floor Flat – Three Rooms, Kitchen, Bathroom		

Tenancy

The entire property is at present let to MR & MRS N MEREDITH (t/a ICE) for a term of 10 years from 7th August 2013 at a current rent of £37,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. There is a tenant's break option on 7th August 2018. The flats are sublet.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Shop EPC Rating 231 Band G (Copy available on website). For Residential EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor A Barr Esq, Read Roper & Read Solicitors. Tel: 0161 832 6905 e-mail: abarr@readroper.co.uk