



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 on the west side of South Road, the main retail pitch in the town centre.

Occupiers close by include Robert Dyas, Lloyds Bank, Costa Coffee, Barclays Bank and Waterstones, amongst many others.

Description

This attractive property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	6.0 m	(19' 8")
Net Frontage	5.80 m	(19' 0")
Shop Depth	20.60 m	(67' 7")
Built Depth	20.90 m	(68' 7")
First Floor	27.50 sq m	(296 sq ft)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORE LTD for a term of 15 years from 7th February 2005 at a current rent of £45,000 per annum. The lease provided for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,800+.

Website Address: www.specsavers.co.uk

For the year ended 28th February 2015, Specsavers Optical Superstore Ltd reported a turnover of £433.826m, a pre-tax profit of £20.398m, and a net worth of £54.568m. (Source: riskdisk.com 08.09.2016.)

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Haywards Heath

89 South Road

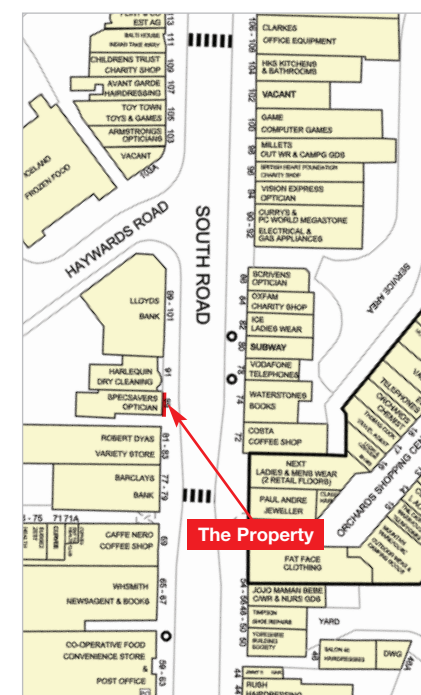
West Sussex

RH16 4LQ

- Well Located Attractive Freehold Shop Investment
- Prominent town centre position
- Opposite Orchards Shopping Centre
- Let to Specsavers Optical Superstores Ltd
- Reversion 2020
- Current Rent Reserved

£45,000 pa

ON THE INSTRUCTIONS OF TRUSTEES



The Property

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

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