



Haywards Heath 28/30 South Road West Sussex RH16 4LA

- **Freehold Shop Investment**
- Let to Greggs plc on a lease expiring in 2025 (1)
- No VAT applicable
- Close to The Orchards Shopping Centre
- Tenant in occupation for over 20 years
- Rent Review 2020
- Current Rent Reserved
£35,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Haywards Heath is a popular London commuter 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 northern side of South Road, in the heart of the town centre, close to The Orchards Shopping Centre. Occupiers close by include 99p Stores, Boots, Co-op, Clintons, Halifax (adjacent) and WH Smith.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop with first floor staff ancillary and storage accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	8.2 m	(26' 10")
Net Frontage	6.85 m	(22' 6")
Shop Depth	17.5 m	(57' 5")
Built Depth	23.2 m	(76' 2")
First Floor	50 sq m	(538 sq ft)

Tenancy
The entire property is at present let to GREGGS PLC for a term of 10 years from 25th March 2015 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a lessee's option to determine the lease at the end of the fifth year.

Tenant Information
No. of Branches: 1,671.
Website Address: www.greggs.co.uk
For the year ended 28th December 2013, Greggs plc reported a turnover of £762.379m, a pre-tax profit of £33.152m, shareholders' funds of £236.177m and a net worth of £235.165m. (Source: riskdisk.com 15.04.2015.)

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Rating 76 Band D (Copy available on website).

