



## 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 north side of South Road, the main shopping street in the town centre, a few doors down from the entrance to the Orchards Shopping Centre.

Occupiers close by include HSBC, Halifax, Boots, Santander, Greggs, Co-op, WH Smith and Barclays, amongst many others.

### Description

The property is arranged on ground and one upper floor to provide two ground floor shops and three flats above that have been sold off on long leases.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Rush Hair Limited (2) (Hair Salon)	Gross Frontage	5.65 m	(18' 6")	10 years from 08.07.2015 (1)	£23,000 p.a.	Rent Review 2020
		Net Frontage	4.90 m	(16' 1")	Rent review every 5th year		
		Shop Depth	14.75 m	(48' 5")	FR & I		
		Built Depth	18.10 m	(59' 5")			
Shop	D Philippou (Barbers)	Gross Frontage	2.60 m	(8' 6")	10 years from 25.09.2009 (3)	£11,000 p.a.	Lease extension in progress (3)
		Net Frontage	2.00 m	(6' 6")	FR & I		
		Shop Depth	9.85 m	(32' 4")			
		Built Depth	10.50 m	(34' 5")			
Three Flats	Individuals	First Floor – Three Flats (not inspected)			Three leases each held on terms expiring in 2133 at £200 p.a. each.	£600 p.a.	Reversion 2133

(1) There is a tenant's break option at the end of the fifth year of the term.

(2) No of Branches: 60+. Website: [www.rush.co.uk](http://www.rush.co.uk)

(3) Terms have been agreed, subject to contract, for the lease to be extended for a further 10 years at a rent of £11,000 per annum with rent reviews in 2021 and 2025. It is in solicitors hands.

NB. Notices under the Housing Act 1996 have been served on the residential tenants.

**Total £34,600 p.a.**

**Haywards Heath**  
**42-44 South Road**  
**West Sussex**  
**RH16 4LA**

- **Town Centre Freehold Shop and Residential Ground Rent Investment**
- Comprises two shops, majority let to Rush Hair Ltd on a lease expiring in 2025 (1)
- Close to WH Smith, Co-op and the Orchards Shopping Centre in the town centre
- Barber shop lease extension agreed (subject to contract) (3)
- Shop Rent Review 2020
- Total Current Rents Reserved

**£34,600 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

