



**126 SOUTH ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LT**

- **FREEHOLD RETAIL INVESTMENT FOR SALE**
- **LOCATED IN AFFLUENT SOUTH EAST MARKET TOWN**
- **LET TO AN ESTABLISHED RETAILER**

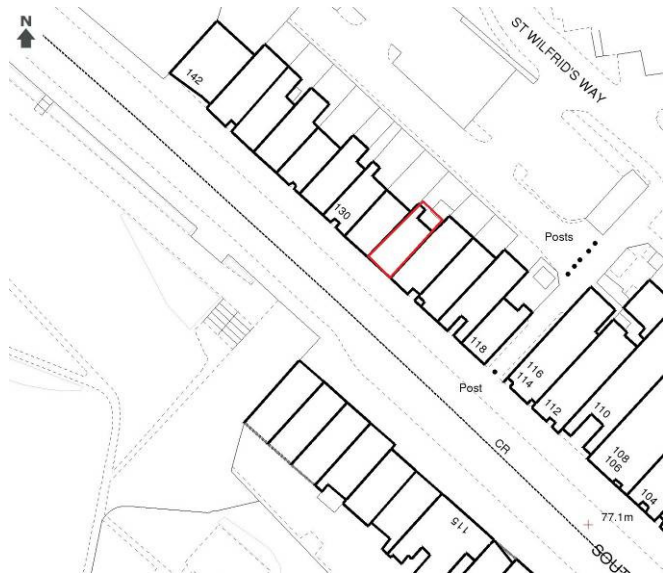
**Colyer Commercial**  
CONSULTANT SURVEYORS

# 126 SOUTH ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LT

## Location

Haywards Heath is an affluent commercial centre located in the heart of Sussex. The town benefits from good communications being situated on the A272, giving easy access to the A23 (5 miles), which provides dual carriageway access northwards to the M23 (12 miles), Gatwick Airport (20 miles) the M25 (26 miles) southwards to Brighton (18 miles) and the A27 (14 miles).

The premises is located on the northern end of South Road, which is the main retail thoroughfare in the town. Nearby multiple retailers including KFC, CLARKES OF SUSSEX and BETFRED. The Orchard Shopping Centre, which is anchored by M&S is located close by.



## Description

The subject property is arranged over ground floor level with the upper parts used for residential and having been sold off. The ground floor premises provides an open plan sales area and part of that has been carved off to provide a storage area. There are two parking spaces included in the rear car park for the use of the shop tenant exclusively.

## Accommodation

We have measured the property to have the following approximate net internal floor areas:

Ground floor Sales	51.75 m <sup>2</sup>	557 sq ft
Rear Kitchen Area	6.22 m <sup>2</sup>	67 sq ft
Total Floor Area	57.97 m <sup>2</sup>	624 sq ft

## Tenancy

The ground floor shop is let to Hove Vapour Inc Limited on a 5 year lease from 20<sup>th</sup> November 2022 and ending on 19<sup>th</sup> November 2027. The passing rent is £19,000 per annum and rising to £20,000 per annum for the last two years of the term. There is a three month rent deposit as security. The lease is held on an internal repairing and insuring basis, with the landlord recovering building insurance via a service charge at 1/3 of the costs involved.

The first and second floor (126A) has been sold off on a long leasehold interest of 125 years from 24<sup>th</sup> November 2000. The current rent is £50 per annum and will have a rent review to £100 per annum in 2033. The lease is held of full repairing and insuring terms towards the upkeep of the upper parts of the building. The tenant has an obligation to externally decorate the upper parts of the property every fourth year of the term.

The landlord will offer a top up of the rent until the fixed rental increase to £20,000 pa in November 2025. The total rent due is therefore £20,050 per annum exclusive.

## Tenure

Freehold interest as detailed on Title number WSX254890. Available upon request.

## Covenant

Hove Vapour Inc Limited is an established Vaping retailer with one other shop located in George Street in Hove and has been trading since 2015. Purchasers are advised to make their own enquiries as to the financial status of the tenants.

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## Guide Price

Guide price of £250,000. A purchase at this level produces a gross initial yield of 8.02%.

## Legal costs

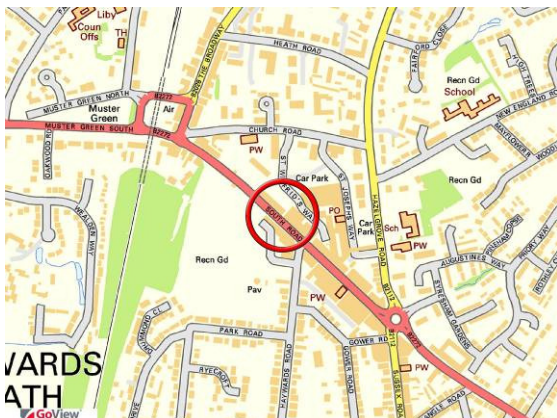
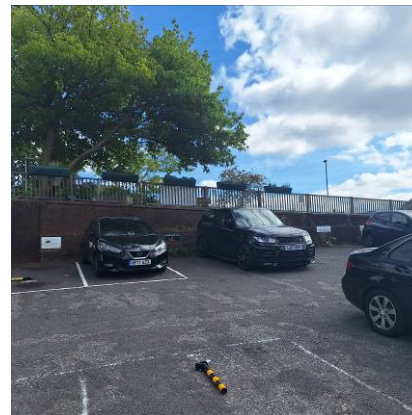
Each party to be responsible for their own costs.

## EPC

The building has an EPC rating of 70 (C). The EPC certificate is available to interested parties upon application.

## VAT

We understand that the property has NOT been registered for VAT.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any incoming occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH THE VENDORS AGENTS**

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