

FREEHOLD INVESTMENT

WITH DEVELOPMENT POTENTIAL

Currently producing £29,875 pa ex

FOR SALE



115 SOUTH ROAD

HAYWARDS HEATH RH16 4LR



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Haywards Heath lies some 40 miles south of London, 14 miles north of Brighton, and 19 miles south of Gatwick Airport. South Road is the main shopping area of Haywards Heath, approximately ½ a mile from Haywards Heath Railway Station.

Accommodation

The property comprises two adjoining buildings, the north part-built at the turn of the 19th Century, and the south part is of 1970s construction, both of brick elevations. The property includes three self-contained flats with separate access. There is a car park to the rear of the property.

Access to Flats 115a and 115b is from a separate southern access from the street, which gives access to the rear car park. There is a further northern entrance from the street, providing access to the Lower Ground Floor and Flat 115c.

Planning permission for a 'Proposed additional storey to existing three storey building to create a one bedroom flat'. Approved November 2020.

			Income
Shop	Frontage 43 ft / 9.14 m Sales Area 513 ft ² / 47.7 m ² Front Office 124 ft ² / 11.5 m ² Rear Office 261 ft ² / 24.25 m ²	Let to Fox and Sons for 5 years from 25th December 2021 at £27,625 pax. Tenant is responsible for internal repairs, internal and external decoration, and for reimbursing 44% of the insurance premium on the building and cost of external repairs.	£27,625
Lower Ground Floor	Storage/offices 251 ft ² / 23.3 m ²	Development potential to convert into a separate residential unit subject to the necessary planning consents.	
Flats	Three self contained flats	Let on 999 year leases at a peppercorn rent.	
Parking Spaces	Ten parking spaces protected by a parking barrier.	3 spaces let to Fox & Sons and 3 spaces currently on licence at £750 pa	£2,250
Total Present Annual Income			£29,875



INCORPORATING
Clifford Dann

01273 321123
www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.

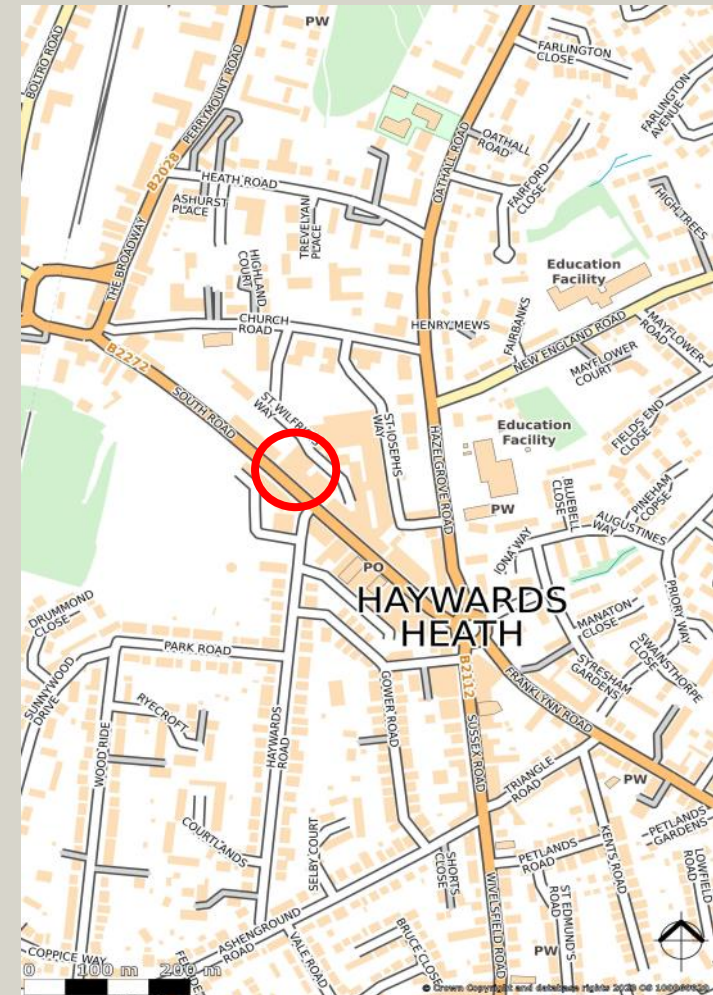
Terms

Offers in the region of **£690,000** are invited for the freehold interest of the property (subject to existing tenancies).

Rates

The Rateable value of 115 (shop) is £15,250
The Rateable value of 115D (lower ground floor) is £2,475

EPC Ratings 115 - D; 115A - C; 115B - D; 115C - D



Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



INCORPORATING
Clifford Dann

01273 321123
www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.