GRAVES SON & PILCHER

For Sale

Freehold Investment Properties

25 & 27 Sussex Road
Haywards Heath, RH16 4DZ

Office, Residential

FOR SALE

1,994 sq ft

(185.25 sq m)

- Mixed use properties
- Busy commercial thoroughfare
- Fully let and income producing
- Central Haywards Heath
- Close to Orchard Shopping Centre

25 & 27 Sussex Road, Haywards Heath, RH16 4DZ

Summary

Available Size	1,994 sq ft
Price	Offers in the region of £580,000
Business Rates	Upon Enquiry
VAT	To be confirmed. The properties may be elected for VAT and therefore VAT may be payable on the terms quoted.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

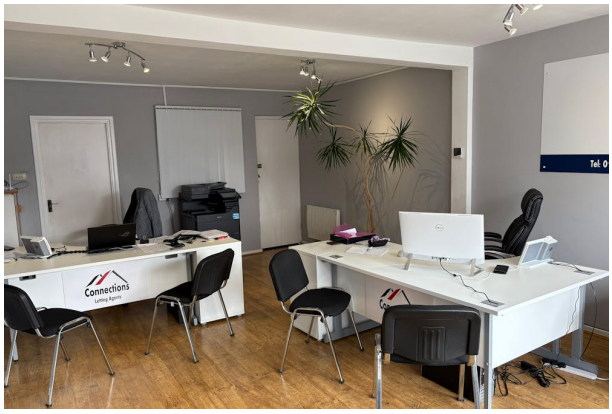
Description

An opportunity to purchase these freehold investments located in a busy commercial thoroughfare.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
25 Sussex Road Ground Floor	636	59.09
25 Sussex Road Rear Store	97	9.01
25 Sussex Road Detached Shed/Garage	252	23.41
25 Sussex Road Flat	494	45.89
27 Sussex Road Ground Floor	250	23.23
27 Sussex Road Flat	265	24.62
Total	**1,994**	**185.25**



Location

Situated in Sussex Road, a busy commercial thoroughfare in Haywards Heath and close to the Orchards Shopping Centre. Traders close by include Tapi Carpets & Floors, Boots, Card Factory and PureGym.

Terms

Offers are invited in the region of £580,000 for the freehold interest of the properties (subject to existing tenancy).

Tenant Details

25 Sussex Road - Shop - Let to Connections Residential Letting Agents Ltd on an effective full repairing and insuring (FRI) lease for a term of 10 years from July 2018. The current passing rent is £9,000 pax. Flat – Self-contained 2 bed, kitchen, living room and bathroom. Periodic tenancy having previously been Let on a 12 month AST from October 2022. Rent £750pcm. Council Tax Band B. EPC TBC. Please note - To the rear is a small paved yard. Beyond the yard and segregated by the rear service path for other premises, is a reasonable size garden with single parking space at the far end for the flat and the shop.

27 Sussex Road - Shop – Let to a private individual and held on an effective FRI lease for a term of 12 years from June 2016. The current passing rent is £9,000 pax. The tenant contributes to one third of the cost of the water to the building. Flat – Self-contained 1 bed, kitchenette, living room and bathroom. Assured tenancy with the tenant being in occupation from 1999. Rent £425pcm. Council Tax Band A. EPC C70 (Commercial), Flat TBC.

Rateable Value

25 Sussex Road - £7,200 / 27 Sussex Road - £5,300

Viewing & Further Information

James Bryant
01273 267245
jb@gsp.uk.com

Erin Mann
01273 321 123
em@gsp.uk.com

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