



**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         |
| <b>Total</b>                        | <b>1,994</b> | <b>185.25</b> |

## 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



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