

# 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.

Potential income up to £40,000pa

			Income
<b>Shop</b>	Frontage 43 ft / 9.14 m Sales Area 513 ft <sup>2</sup> / 47.7 m <sup>2</sup> Front Office 124 ft <sup>2</sup> / 11.5 m <sup>2</sup> Rear Office 261 ft <sup>2</sup> / 24.25 m <sup>2</sup>	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
<b>Lower Ground Floor</b>	Storage/offices 251 ft <sup>2</sup> / 23.3 m <sup>2</sup>	Development potential to convert into a separate residential unit subject to the necessary planning consents.	
<b>Flats</b>	Three self contained flats	Let on 999 year leases at a peppercorn rent.	
<b>Parking Spaces</b>	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
<b>Total Present Annual Income</b>			<b>£29,875</b>



INCORPORATING

**Clifford Dann**

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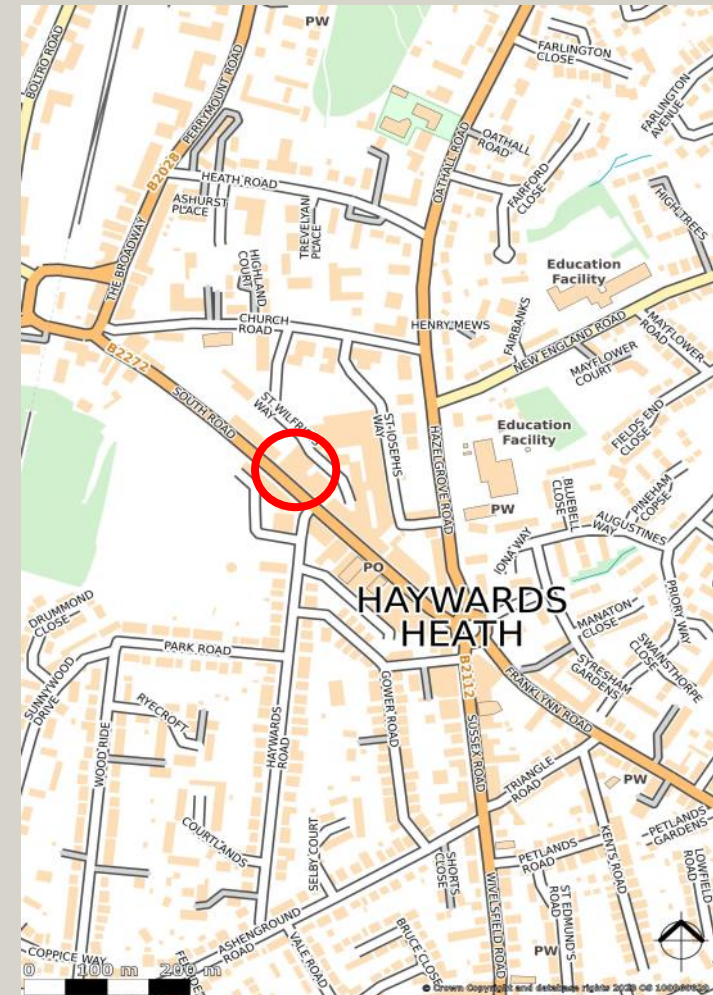
## Terms

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



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