

HIGHLY PROMINENT (CLASS E) PREMISES

505 SQ FT

AVAILABLE NOW

TO LET



53 THE BROADWAY
HAYWARDS HEATH
RH16 3AS

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION	Situated at the midpoint The Broadway which comprises of many commercial occupiers including restaurants, bars, shops, estate agents. Tenants include Cote, Pizza Express, Café Rouge to name a few.	
ACCOMMODATION	The premises comprise a ground floor Class E premises plus basement store and forecourt, arranged as follows:	
	SHOP	344 sq ft
	<ul style="list-style-type: none"> • WC + HWF • Forecourt (parking for one car) • Well Fitted 	
	BASEMENT	161 sq ft
TENURE	Leasehold	
LEASE	New lease is available with terms to be agreed	
RENT	£21,000 Per annum exclusive	
UNIFORM BUSINESS RATES	Description:	Shop and premises
	Rateable Value:	£11,246
VAT	VAT is not chargeable on the terms quoted	
LEGAL FEES	Incoming tenant to bear both parties legal costs	
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333	