

**TAKE AWAY UNIT  
CENTRAL TOWN LOCATION  
FULLY FITTED KITCHEN  
LEASE FOR SALE**



**43a SUSSEX ROAD  
HAYWARDS HEATH  
RH16 4DZ**

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**LOCATION**

Located in Mid Sussex, Haywards Heath is an affluent commuter town approximately 8 miles south of Crawley (and Gatwick Airport) and 12 miles north of Brighton & Hove. Central London is approximately 40 miles to the north and the A23 is within 5 miles to the west, accessed via the A272. Situated at the northern end of Sussex Road on the Eastern side of the Road.

**ACCOMMODATION**

The premises comprise ground floor take away unit, arranged as follows:

**TAKE AWAY****191 sq ft (18 m2)**

- Tiled Floor
- Servery Counter
- CCTV

**KITCHEN/PREP****324 sq ft (30 m2)**

- Full Extraction
- 6 Burner Oven
- Various SS Tables
- Double Fryer
- Double commercial SSS
- WC + HWF

**TENURE**

Leasehold

**LEASE**

Held on a 12 year lease from 2016

**RENT**

£14,000 per annum exclusive

**PREMIUM****OIRO £25,000 for the benefit of the lease fixtures and fittings**

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Take Away and Premises</b>
Rateable Value:	£6,800

**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**