



**133 SOUTH ROAD ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4LY**

- **LOWER GROUND FLOOR STORE TO LET**
- **STORAGE WITH POTENTIAL FRONT OFFICE AREA**
- **1 PARKING SPACE**
- **653 SQ FT (60.68 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Haywards Heath is an affluent commuter town located approximately 8 miles south of Crawley/Gatwick Airport and 12 miles north of Brighton and can be easily accessed via the A23, approximately 5 miles distant.

Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes. The premises are located on South Road (B2272), one of the main thoroughfares through the town and home to a mix of retail and office occupiers.

## Description

The premises has recently undergone significant internal improvements and will have new flooring installed and be painted a neutral colour prior to lease commencement.

The premises comprise a store room at lower ground floor with the following features.

- UPVC windows and door.
- WC facilities
- Suspended ceiling with Cat 2 lighting
- Parking for 1 vehicle

## Accommodation

We have measured the premises on a Net internal Area as follows:

	Sq M	Sq Ft
Front Room	18.01 m <sup>2</sup>	194 sq ft
Middle Room	26.32 m <sup>2</sup>	283 sq ft
Rear Room	16.35 m <sup>2</sup>	176 sq ft
Total Floor	60.68 m <sup>2</sup>	653 sq ft

## Terms

The premises are available to let upon a new effectively fully repairing and insuring lease for a term to be agreed.

Rent of £4,950 per annum exclusive.

## EPC Rating

The premises has an EPC rating of 109 (E). Certificate available upon request.



## VAT

VAT will NOT be chargeable on the rent

## Business Rates

**Small business rates relief available.**

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value GF: £4,500  
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

## Legal costs

Each party to be responsible for their own costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

**TIM SHEPHERD**

01403275275 or 07921056072

tshepherd@colyercommercial.co.uk

