

98 South Road Haywards Heath, West Sussex RH16 4LJ

lot 40

Freehold Retail/Residential Investment

- Entirely let to Blacks Outdoor Retail Limited (t/a Millets), a part of JD Sports Fashion plc
- Lease includes a 3 bedroom maisonette (sublet)
- Asset management opportunities including residential development potential above (subject to planning and consents)
- Excellent location close to The Orchards Shopping Centre
- Nearby occupiers include Marks & Spencer, Fat Face, Next and Boots the Chemist
- Attractive and prosperous West Sussex town

Rent
£45,000
per annum
exclusive



Location

Miles: 12 miles north of Brighton
36 miles south of Central London
Roads: A22, A23, A272, M23
Rail: Haywards Heath Railway Station
Air: Gatwick Airport

Situation

The property is situated in a highly prominent retailing position on the northern side of South Road, opposite its junction with Haywards Road. The Orchards Shopping Centre is within close proximity, housing occupiers including Marks & Spencer, Superdrug, Fat Face and Next, with other nearby occupiers including 99p Stores, Boots the Chemist, Co-operative Food, WH Smith, Iceland and Waterstones.

Description

The property comprises a well configured ground floor shop with a self-contained three bedroom maisonette above.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	165.36 sq m (1,780 sq ft)	BLACKS OUTDOOR RETAIL LIMITED (t/a Millets)	20 years from 11/10/2002 on a full repairing and insuring lease	£45,000	11/10/2017 (10/10/2022)
First/Second	Residential (sublet)	Three Bedroom Maisonette				
Total Commercial Area		165.36 sq m (1,780 sq ft)			£45,000	

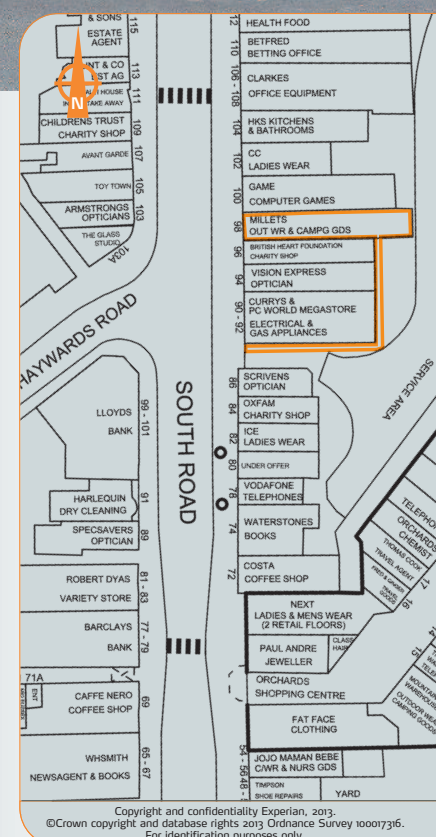
(i) Blacks Outdoor Retail Limited is a subsidiary (and part of The Outdoor Division) of JD Sports Fashion plc. It currently trades from around 74 Blacks and 80 Millets stores in the UK. (Source: www.jdplc.com and www.millets.co.uk). We understand that the maisonette is sublet at £9,100 per annum.

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