



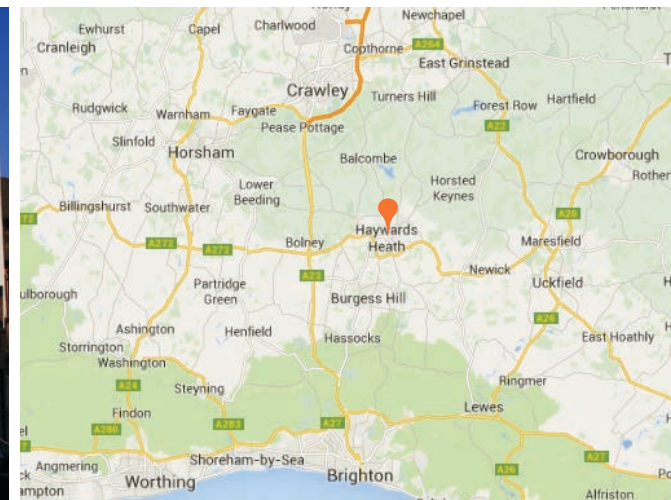
The Prideview Group

COMMERCIAL PROPERTY CONSULTANTS

Suite 4, Fountain House, Church Road, Stanmore, Middlesex, HA7 4AL
t: 0208 863 8680 . f: 0203 719 4945 . e: enquiries@prideviewproperties.co.uk
www.prideviewproperties.co.uk . www.pridemanagement.co.uk

HALIFAX BANK & VACANT OFFICE, HAYWARDS HEATH

Orchard House, 32-36 South Road,
Haywards Heath, West Sussex, RH16 4LA



Offers in excess of
£950,000

- Tenure: Freehold
- Gross Rent: £59,000 p.a.
- Gross Yield: 6.2%
- Lease Term: 20 years from Jan '99
- VAT applicable?: Y

Acquisitions

Disposals

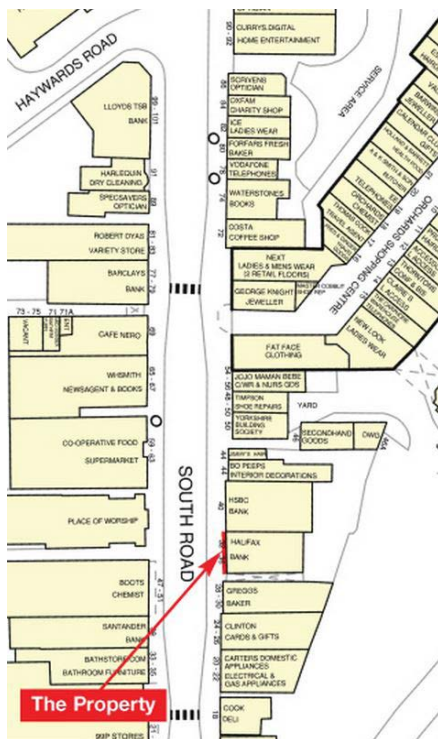
Finance

Insurance

Management

Property Description

- Freehold bank and office, town-centre investment
- The property is arranged on ground and two upper floors to provide a ground floor bank with self-contained offices above.
- Access to the offices is to the side of the property via South Road.



Tenancy & Accommodation Schedule

Orchard House, 32-36 South Road, Haywards Heath, West Sussex, RH16 4LA									
No.	Type	Tenant	Accomm.	Area (Sq. Ft.)	Term	Rent p.a.	Review Cycle	Next Review	Expiry / (Break)
n/a	Bank	Halifax Plc ⁽¹⁾	Ground	1,993	20 years from 31/01/1999 (FR&I)	£59,000	5 yearly	31/01/19	31/01/19
n/a	Office	Vacant	First Second	2,390 2,368	n/a	£0	n/a	n/a	n/a
n/a	Other	Southern Eastern Electricity Board	Substation	n/a	99 years from 24/06/1971	Peppercorn	n/a	n/a	24/06/70
				Total	6,751			Total Rent p.a.	£59,000

⁽¹⁾ Halifax Plc (now known as Halifax Ltd) was established in 1852. They currently trade from 664 branches in the UK and are ultimately part of Lloyds Banking Group Plc

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Location Description

- Haywards Heath has a resident population of some 29,000 and is located 12 miles north of Brighton, 10 miles south of Crawley and 14 miles south of Gatwick Airport.
- The town is served by the A272 and in addition benefits from regular rail services to London, Brighton and the south coast.
- The property is well situated within the town centre being between HSBC and Greggs and opposite Boots.
- An entrance to the Orchards Shopping Centre, where occupiers include Fat Face, Next and Marks & Spencer, is also nearby.
- Other occupiers close by include Santander, Co-Operative Food, Barclays, W H Smith, Robert Dyas, Clinton Cards, Lloyds TSB and Caffé Nero.

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Contact: Vishal Patel Office: 0208 863 8680 (ext. 23) vishal@prideviewproperties.co.uk 07947 791 689