

# FREEHOLD MIXED USE INVESTMENT FOR SALE

**City &  
Counties**  
— Commercial —

## SUSSEX GATE



Sussex Gate, Sussex Road, Haywards Heath RH16 4DZ

Price **£825,000**



Property Type

**COMMERCIAL  
INVESTMENT**



Size

**4,298 SQFT**



Tenure

**FREEHOLD**



Borough

**WEST SUSSEX  
COUNTY**



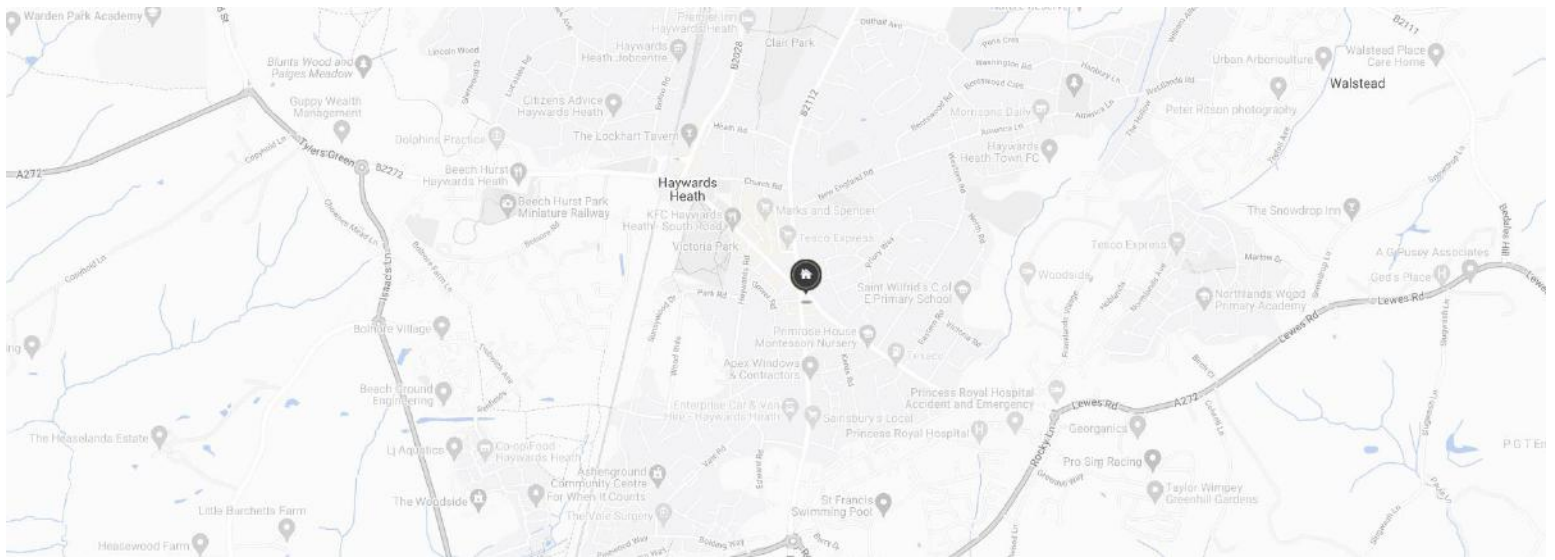
Planning Granted





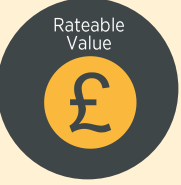

**NO**



Existing Use

**CLASS E**



 <b>Tenanted</b> <b>YES</b>	 <b>Local Train Stations</b> <b>Haywards Heath (0.7 miles)</b> <b>Wivelsfield (2.3 miles)</b> <b>Burgess Hill (3.1 miles)</b>	 <b>Local Amenities</b> <b>Victoria Park (0.1 miles)</b> <b>Marks &amp; Spencer (0.2 miles)</b>
 <b>Vat Applicable</b> <b>YES</b>	 <b>Rateable Value</b> <b>£48,500</b>	 <b>EPC Rating</b> <b>C</b>

**Additional Information**

The property comprises a commercial unit on the ground floor and 24 flats above, all of which have been sold off on long leases.

There is a secure rear service yard and 18 covered residents parking spaces. The commercial unit is let to Carpetright Plc until 12th June 2023 and the passing rent is £62,500 per annum.

The combined ground rent income from the flats is £4,800 per annum. The lease to Carpetright Plc is within the security provisions of the Landlord & Tenant Act 1954.

# CONTACT US



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