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28 The Broadway, Haywards Heath, RH16 3AL  
FREEHOLD RETAIL INVESTMENT

# LOCATION



The property is situated on the east side of The Broadway which has established itself as the primary location in the town for restaurants and professional services.

The Broadway connects the prime shopping area of South Road with the office district and the main line railway station. Haywards Heath, being one of the largest West Sussex towns, is located 12 miles north of Brighton and approximately 40 miles south of London. The town benefits from frequent and direct train service to central London stations in approximately 45 minutes making the location a popular area for commuters. Haywards Heath has a population of approximately 23,000 inhabitants and a significantly larger catchment area.

## Description:

The premises comprise an attractive mid-terraced unit with accommodation provided over two floors and car parking space to the rear. The ground floor sales area is split level and the first floor comprises a mix of meeting rooms, ancillary storage and kitchen. WCs are provided on both ground and first floor levels.

## Lease

Let to Countrywide Estate Agents Limited on 5 year full repairing and insuring lease from 25 March 2026, subject to a tenant only break clause on the third anniversary of the term.

## Rental Income

£24,000 per annum exclusive

## Covenant Information

Countrywide Estate Agents Limited (Company No: 00789476) are part of the UK's largest property services group, serving customers in over 650 branches across the UK. Turnover for the year ending 31 December 2024 was £354.8m; pre-tax profit of £18.9m; and an Experian credit rating of 100 (Very Low Risk).

For further information visit [www.countrywide.co.uk](http://www.countrywide.co.uk)

## Price

Offers are invited in excess of £315,000 for the benefit of the freehold interest subject to the existing lease. A purchase at this level would show a net initial yield of 7.36% allowing for purchasers costs of 3.47%

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Key Features:

- Let to Countrywide Estate Agents Limited (t/a Hamptons)
- Rental Income £24,000 pax
- New 5 year lease
- Split level ground floor retail area
- Car parking to rear

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	80274.51	First Floor	54350.45	Total	1,345124.96
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## Price:

£315,000

## Business Rates:



Rateable Value: £25250

Rates Payable: £10908 per annum

Interested parties are advised to contact Mid Sussex District Council

Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

## VAT:

VAT is Applicable

The property is to be sold as a TOGC

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.











GET IN TOUCH  
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