

160 COVER FITTED RESTAURANT HAYWARDS HEATH



59-61 THE BROADWAY, HAYWARDS HEATH RH16 3AS

- Prime located restaurant Haywards Heath
- 126 ground floor covers plus 32 external covers to front
- Fully fitted to high standard – business now closed.
- Lease expires 2035 – rent £90k pa
- 1 self-contained flat above sublet producing circa £12kpa

LEASEHOLD INTEREST AND TRADE CONTENTS AVAILABLE FOR ASSIGNMENT

NIL PREMIUM (SUBJECT TO CONTRACT)

COUNL458

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Location

Haywards Heath is an affluent town in West Sussex some 14 miles north of Brighton, 13 miles south of Gatwick Airport and 31 miles northeast of Chichester. Town population 33,845 (2011 census). Haywards Heath railway station is a major station on the Brighton Main Line and connects to London Victoria.

Other restaurants in the town include: Zizzi, Pizza Express, Banana Tree, Loungers and many independents.

[Link to Street View](#)

Description

Historic building comprising 126 cover restaurant on ground floor with 32 external covers and residential over and to the rear. One of the flats is included in the restaurant lease.

Accommodation

The restaurant is fully fitted to a high standard and until recently traded as Cote.

Ground floor – 126 covers, bar servery, wheelchair accessible WC, mechanical hoist. Air conditioned.

Basement – trade kitchen with mechanical extraction, customer toilets, various storage areas, emergency escape.

FLOOR AREA GIA (not measured and provided by our client)

| | |
|----------|--------------------|
| Ground | 2,300 sq ft |
| Basement | <u>1,800 sq ft</u> |
| Total | 4,100 sq ft |

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Held leasehold for a term expiring 13th August 2035 at a passing rent of 90,000 per annum subject to review 14th August 2025. Sublet income circa £12,000 pa from 1 flat.

Our client is seeking to assign their lease to a credible financially strong operator. A minimum of a 6 month rent deposit plus VAT will be required as security.

Licensing

Licensed to sell alcohol: Monday to Sunday - 10:00hrs to Midnight

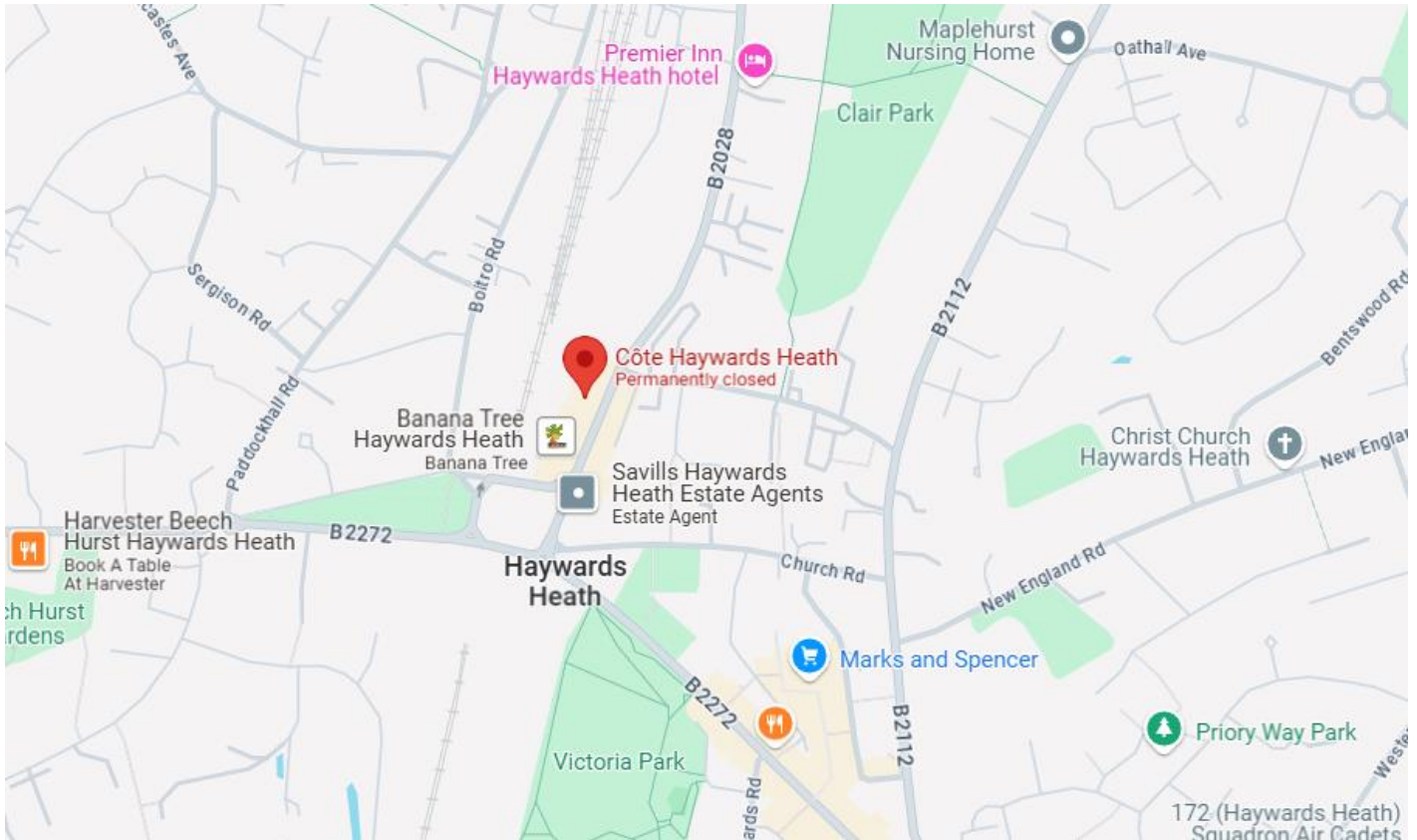
Rating Assessment

Restaurant and premises - £54,000 wef 1st April 2023.

Viewings

The restaurant is currently closed for business. For further information please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

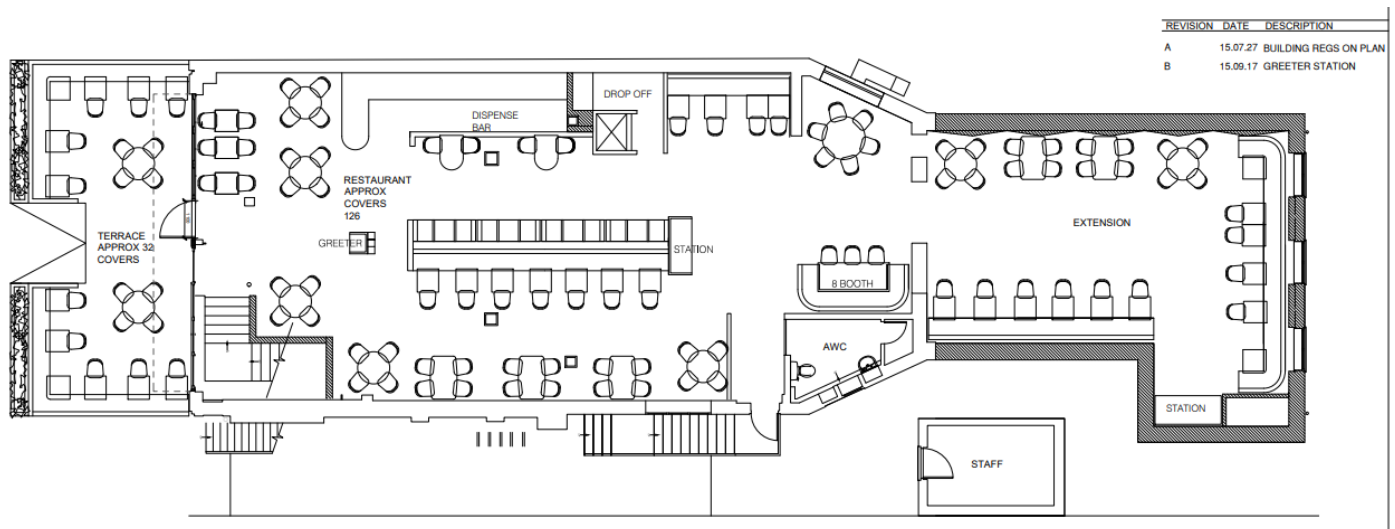
Location Map - [Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Floor Plans

Ground Floor



Basement

| REVISION | DATE | DESCRIPTION |
|----------|----------|-----------------------|
| A | 15.07.27 | BUILDING REGS ON PLAN |
| B | 15.10.09 | GA PLAN UPDATED |

