



020 7935 2222

www.restaurant-property.co.uk

Blue India, 18 The Broadway, Haywards Heath, West Sussex RH16 3AL



COCKTAIL BAR & RESTAURANT * LATE LICENSE * PREMIUM OFFERS INVITED

LOCATION

Haywards Heath is an affluent town in West Sussex located 15 miles North of Brighton. Located in the hub of the town, The Broadway provides a stretch of restaurants and retail a few minutes' walk away from The Orchards Shopping Centre.

The subject unit is situated adjacent to Pizza Express with other nearby operators including Cafe Rouge, Prezzo and Zizzi with many other local independents.

ACCOMMODATION

The premises are fully fitted and arranged over ground, upper ground and mezzanine floors. Also included in the lease is the accommodation above which has 6 bedrooms, bathroom, kitchen, 2 WC's and 2 shower rooms, currently used by the staff and has separate access at the rear.

The restaurant/bar is laid out with the cocktail bar at ground floor and the restaurant over upper ground and mezzanine. There is also a terrace to the front providing further covers for al-fresco dining/drinking.

Ground Floor	1,630 sq ft
Mezzanine	498 sq ft
TOTAL	2,128 sq ft

Floor plans are available upon request.

RENT

£41,625 per annum

LEASE

The premises are available by way of assignment of the existing Fully Repairing and Insuring lease with 19 years remaining.

PREMIUM

Offers invited

PLANNING/LICENSING

The property has A4 planning and benefits from a 1am license on Fridays and Saturdays.

RATES

We have been verbally informed by the local authority:

2010-2011	
Rateable Value:	£17,750
Rates Payable:	£7,686

All parties are advised to confirm the above with Mid Sussex District Council.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

FOR VIEWINGS PLEASE CONTACT

Mark Calder

Tel: 020 7935 2225

Mob: 07880 796 564

Email: mark@restaurant-property.co.uk

Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

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