

Henfield, West Sussex

Croft House, 25 High Street



LOCATION

Henfield is situated 33 miles south of London and 12 miles north west of Brighton, on the A281, in a busy, attractive and historic market town.

The property is located on the town's main thoroughfare, occupying a highly prominent corner location, with the town's main public car park located immediately behind.

Principal occupiers in the town include Budgen, One Stop, Lloyds Chemist, Bet Fred, Barclays and Nat West Banks. Additionally there is a good range of high quality local retailers, coffee shops etc.

Subject to Contract

May 2017

To Let

ACCOMMODATION

The property is arranged over ground floor only, and formally laid out as banking premises, offering the following approximate dimensions and floor areas:

Internal Width	9.46 m (max)	(30' 4")
Depth of main area	10.69 m	(35' 1")
Total Area	139.4 sq m	(1,500 sq ft)

LEASE and RENT

The property is available by way of a new effectively full repairing and insuring lease at a commencing rent in excess of £25,000 per annum exclusive, plus VAT.

RATING ASSESSMENT

The current rating assessment is as follows:

Rateable Value	£16,000
Rates Payable (2018/2109)	£7,888

We recommend interested parties make their own enquiries with the local rating authority.

PLANNING

This former bank operated for many years and we assume under Class A2 of the Use Classes Order 1987, as amended. Interested parties should make their own enquiries, of the local planning authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

Available on request.

VIEWING

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