



Clinic Studio,
Haywards Heath, West Sussex

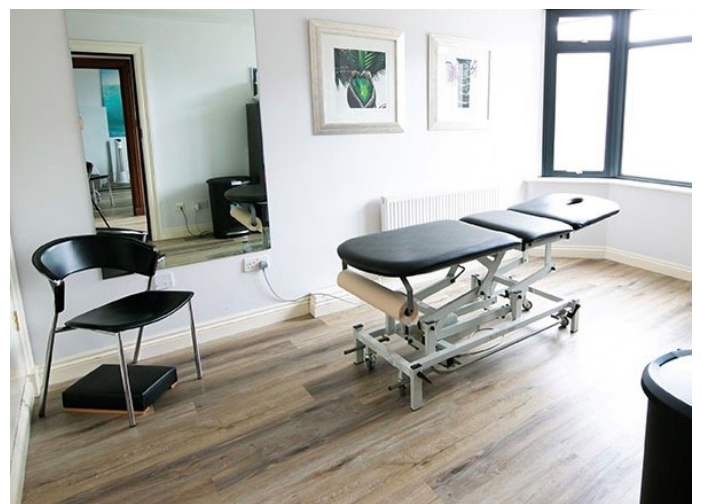
TO LET

CLINIC STUDIO SPACE

Size 121.62 Sq m / 1,309 sq ft

Key Features:

- Well-presented clinic/studio to let
- Currently Physio/Pilates studio
- Large Gym/studio room & 4 further treatment rooms
- Ideally suited for Dentist, Doctors, other health care services
- Central Haywards Heath Position
- New lease available
- Good DDA access
- Rent £29,500 per annum





Location

Haywards Heath is an affluent commuter town within West Sussex situated 14 miles north of Brighton and 12/13 miles south of Crawley and Gatwick Airport.

Accommodation

The property comprises of part of a former school and is now a self-contained E class premises that currently operates as a Physio/Pilates studio.

The unit has a large studio/gym room, 4 treatment rooms, store room, WCs and kitchenette. There are three doorways into the unit that give enhanced flexibility of use to the unit, which could offer the ability to sub-let or enable a tenant to reconfigure the space to their needs.

The property has the following approximate **Net Internal Areas (NIA)**:

	Sq Ft	Sq M
Total	1,309 sq ft	121.62 sq m

EPC

TBC

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £29,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £12,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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September 2022

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FLOOR PLAN

