



Orange Square

- Well-presented bar/restaurant
- 90 covers between two defined trading areas
- 70% Wet Sales
- Annual sales in excess of £850,000
- Two x 1 bedroom self-contained flats
- Energy Rating C

52-54 The Broadway, Haywards Heath, RH16 3AL

Freehold: OIEO £850,000

Ref: 8867265

LOCATION

Orange Square is situated in the heart of Haywards Heath, West Sussex, well-connected town positioned midway between London and Brighton. The property occupies a central location, benefiting from strong visibility and consistent footfall from both local residents and visitors.

Haywards Heath offers an excellent blend of convenience and lifestyle appeal, with a wide range of retail, leisure, and dining amenities available within close proximity. The town is also surrounded by attractive countryside, including the High Weald Area of Outstanding Natural Beauty, Borde Hill Gardens, located approximately 1.5 miles from the centre, further enhances the area's appeal to visitors.

The town is well positioned within West Sussex, with Brighton approximately 13 miles to the south, Crawley and Gatwick Airport around 14 miles to the north-west, Horsham approximately 20 miles to the west, and central London approximately 45 miles to the north.

Haywards Heath benefits from excellent road connectivity via the nearby A23, providing direct access to both Brighton and London, and linking to the M23 motorway, which in turn connects to the M25 and wider motorway network. This strategic positioning ensures strong accessibility for both local and regional visitors.

DESCRIPTION

Orange Square is an end-of-terrace, traditional brick-built, two-storey property with white-painted rendered elevations, set beneath a pitched roof. The property benefits from a glazed extension incorporating fixed glass panels, with a retractable roof system above, creating a bright and versatile space suitable for year-round use.

The extension features a tiled floor and is accessed via a set of steps from the front. The space is enclosed by low-level brick walls with metal fencing above and is complemented by brick piers with mounted feature lighting.

On the first floor are two independently accessed, one-bedroom self-contained flats, which are currently let and provide an additional income stream. The property also benefits from 44 solar energy roof panels, contributing to improved energy efficiency.



INTERNAL DETAILS

Access to the property is via the glazed extension, which provides an attractive outside seating area with accommodation for approximately 48 covers. This space is equipped with outdoor heaters, televisions, and pull-down screening, allowing sections to be enclosed and adapted for year-round use.

From here, entry is through a central set of wooden double doors into the main trading area. To the left-hand side are full-height wooden bi-folding doors, with additional half-height bi-fold windows to the right, complemented by smaller timber-framed windows above. The main trading space benefits from solid oak wood flooring throughout.

To the left-hand side is a timber bar servery, with fitted wooden alcoves to the rear incorporating glazed display cabinets and overhead downlighting. Seating at the bar is provided by four fixed high stools.

The trading area offers a mix of booth seating, tables and chairs, providing approximately 50 covers. The space is further enhanced by air conditioning, an integrated speaker system, low-level wall lighting, and wall-mounted televisions.

To the rear of the trading area is access to the ladies' and gentlemen's WCs, along with a well-equipped commercial kitchen benefitting from full extraction, a pot wash area, and a storeroom.

To the rear of the property, with separate shared access, is a ground floor beer cellar, office, and additional storage.

LETTING ACCOMMODATION

Two self-contained one bedroom flats comprising open plan living area, kitchen, bathroom and bedroom. These are let on short term lets for £950 per month each.

THE OPPORTUNITY

The current owner has operated the business under management for 25 years and is now looking to sell to focus on other ventures, thus offering a great opportunity for a new operator to take full advantage of its location and reputation.





TRADING HOURS

The premises are licensed to trade Sunday to Wednesday 8am - 1pm and Thursday to Saturday 8am - 2am. Operating seven days a week:

Monday & Tuesday: 9am to 10pm

Wednesday & Thursday: 9am to 11pm

Friday & Saturday: 9am to 12am

Sunday: 9am to 10pm

FIXTURES & FITTINGS

The sale includes all trade fixtures and fittings unless otherwise stated. A full list of fixtures and fittings will be provided once an offer has been accepted.

TRADING INFORMATION

Year ending 31 March 2025, net turnover was in excess of £855,000. Full trading information will be supplied following a formal viewing.

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

TENURE

The Freehold is to be sold as a trading going Concern (TOGC).





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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