

PRIME CLASS E OPPORTUNITY

BURGESS HILL

MARKET PLACE SHOPPING CENTRE 41 CHURCH ROAD



Burgess Hill is a town situated in the Sussex Weald, 10 miles north of Brighton, and about 4.5 miles south of Haywards Heath and is on the main London to Brighton railway line and there are regular services to London, Luton and Bedford via Thameslink Services.

The subject unit is located on Church Road, fronting Market Place Shopping Centre, which comprises some 122,500 sq. ft and is anchored by **Boots, Waitrose** and **Wilko.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors, comprising the following areas:

Ground Floor 818 sq. ft. (75.99 sq. m) **Basement** 510 sq. ft. (47.38 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Service Charge

The current service charge for the financial year is estimated to be £3,069 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value £19,000 **UBR (23/24)** 0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

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

Viewing

Staff are unaware and viewing is strictly via appointment through joint agents, **Green & Partners**, contacting:

Ben Sykes 07572 075103

ben.sykes@greenpartners.co.uk

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

Or, **Eightfold**, contacting:

Max Pollock 07764 794936

max@eightfold.agency

Subject to Contract









50 metres

Experian Goad Plan Created: 25/08/2023 Created By: Green and Partners

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011