

PRIME CLASS E
OPPORTUNITY
BURGESS HILL
UNIT 21B, MARKET PLACE

Description

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 within 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 the ground floor, comprising the following areas and dimensions:

| | | |
|-------------------------------|----------------------|--------------------|
| Ground Floor Sales | 3,896 sq. ft. | (361 sq. m) |
| Ground Floor Ancillary | 388 sq. ft. | (36 sq. m) |
| Total | 4,284 sq. ft. | (397 sq. m) |

Lease

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

Rent

£75,000

per annum exclusive.

Service Charge

The current service charge for the financial year is estimated to be £21,309 per annum.



Business Rates

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

| | |
|-----------------------|---------|
| Rateable Value | £58,500 |
| UBR (24/25) | 0.546p |

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

EPC

The property has an EPC rating of E 103. A full report 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

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Created By: Green and Partners

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