

# PRIME CLASS E OPPORTUNITY

## **BURGESS HILL**

### UNIT 21B, MARKET PLACE



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.

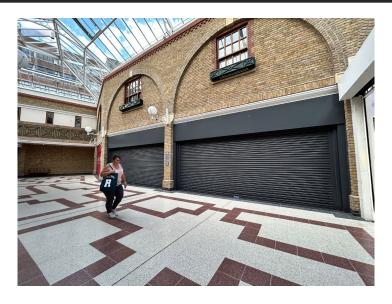
#### Rent

£75,000

per annum excusive.

#### **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 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













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