

PRIME CLASS E
OPPORTUNITY
BURGESS HILL
UNIT 18
MARKET PLACE
SHOPPING CENTRE

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 on Church Road, fronting Market Place Shopping Centre, which comprises some 122,500 sq. ft and is anchored by **Boots**, **Waitrose** and other retailers include **Greggs** and **Costa**.

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

Accommodation

The premises are arranged over ground floor, comprising the following areas:

Ground Floor 1,085 sq. ft. (100 sq. m)

Lease

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

Rent

£25,000

per annum exclusive.

Service Charge

The current service charge for the financial year is estimated to be £7,032 per annum.



Business Rates

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

Rateable Value	£ 15,750
UBR (23/24)	0.499p

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

EPC

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

Burgess Hill

