

PRIME CLASS E OPPORTUNITY

BURGESS HILL

UNIT 14-15

MARKET PLACE

SUBJECT TO VACANT POSSESSION**Description**

Burgess Hill is a market town located in the Sussex Weald, approximately 10 miles north of Brighton and about 4.5 miles south of Haywards Heath. It lies on the main London to Brighton railway line, with regular Thameslink services to London, Luton, and Bedford.

The subject unit is located within Market Place Shopping Centre, which comprises some 122,500 sq. ft and is anchored by **Boots**, **Waitrose**, and **B&M**. Nearby occupiers include **KFC**, **Greggs**, **Café Nero**, **Kids Stuff**, and **Card Factory**.

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

Accommodation

The premises are arranged over ground only, comprising the following area:

Ground Floor 3,597 sq. ft. (334.17 sq. m)

Lease

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

Rent

£65,000

per annum exclusive.

Service Charge

The current service charge for the financial year is estimated to be £21,905 per annum.

**Business Rates**

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

Rateable Value	£37,000
UBR (26/27)	0.382p

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

EPC

The property has an EPC rating of B 50. A full report is available upon request.

Legal Costs

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

Viewing

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 and Vacant Possession

