PRIME CLASS E OPPORTUNITY

BURGESS HILL

27 CHURCH ROAD

MARKET PLACE

SUBJECT TO VACANT POSSESSION

Description

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

The subject unit is located on Church Road, on the entrance to Market Place Shopping Centre. Nearby occupiers include **Superdrug, Lloyds, Café Nero, Santander, B&M, Card Factory, Greggs, Boots,** and **Waitrose**.

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

Accommodation

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

Ground Floor Sales	3,339.3 sq. ft.	(310..3 sq. m)
First Floor Sales	2,036.8 sq. ft.	(189.2 sq. m)
First Floor Ancillary	2,447.4 sq. ft.	(227.4 sq. m)
Second Floor Ancillary	602.8 sq. ft.	(56.0 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

A service charge will be payable, exact amount to be advised.

Business Rates

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

Rateable Value	£64,500
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of B 34. 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

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Burgess Hill (TGJones BH)

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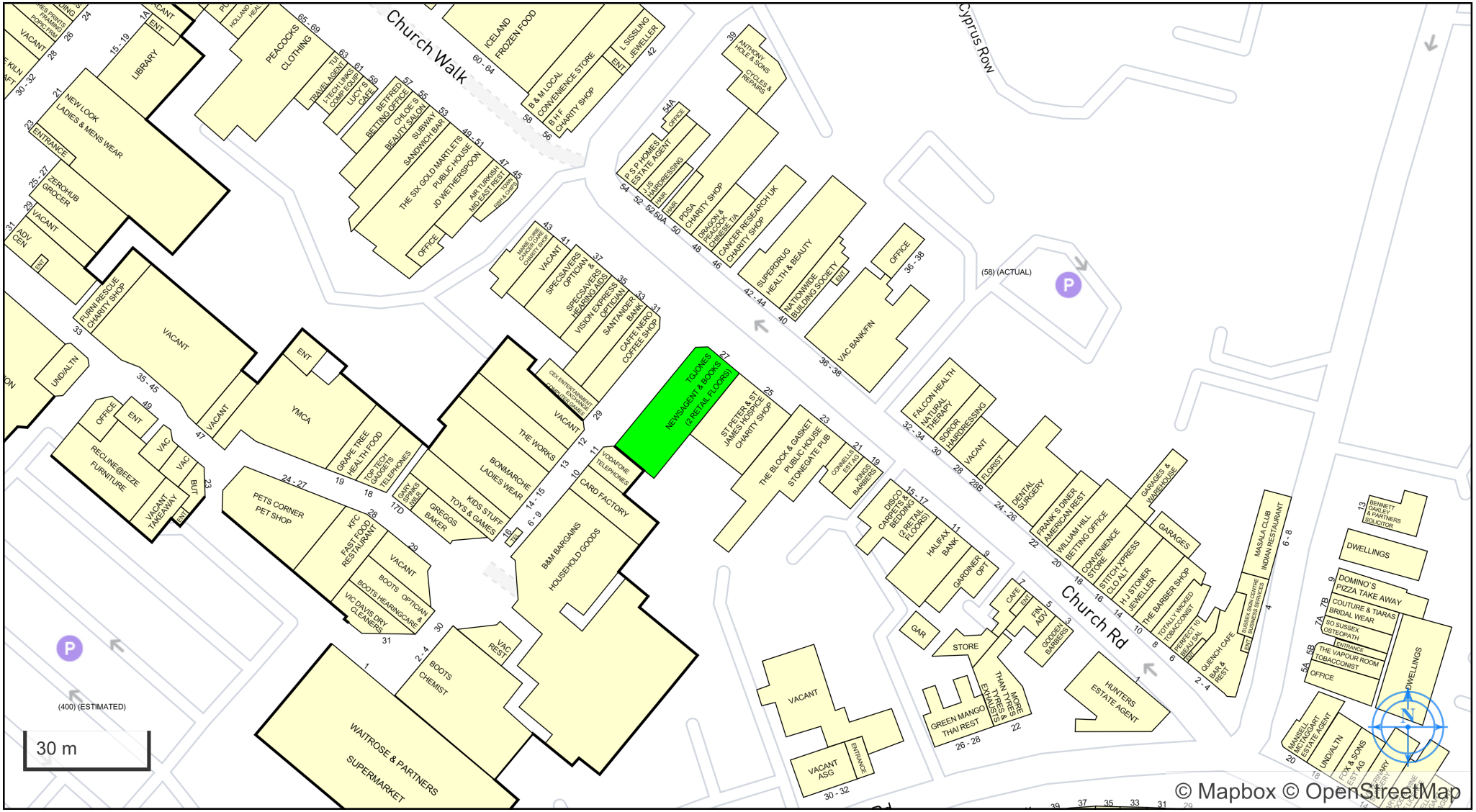

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