

PRIME CLASS E
OPPORTUNITY

BURGESS HILL

12 MARKET PLACE



Description

Burgess Hill is a market town in West Sussex, located north of Brighton and south of Haywards Heath and Crawley.

The property is situated in a prominent town centre location, adjacent to **The Works** and **CEX** with excellent access to Burgess Hill Train Station. Nearby occupiers include **Waitrose**, **KFC**, **Boots**, **B&M** and **Caffè Nero**.

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

Accommodation

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

Ground Floor	1,802 sq. ft.	(167.41 sq. m)
First Floor	656 sq. ft.	(60.94 sq. m)
Total	2,458 sq. ft.	(228.35 sq. m)

Lease

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

Service Charge

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

Rent

£35,000

per annum exclusive.

Business Rates

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

Rateable Value	£17,250
UBR (26/27)	0.382p

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

EPC

The property has an EPC rating of C 64. 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:

Frankie Souto **07497 390998**
Frankie.souto@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

