



RETAIL TO LET

## 21B MARKET PLACE

Burgess Hill, RH15 9NP

SUBSTANTIAL RETAIL UNIT WITHIN MID SUSSEX  
SHOPPING CENTRE

4,284 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 4,284 sq ft   |
| <b>Rent</b>           | £75,000 per annum exclusive of rates, VAT & all other outgoings.                  |
| <b>Rates Payable</b>  | £31,941 per annum based on 1 April 2023   |
| <b>Rateable Value</b> | £58,500   |
| <b>Service Charge</b> | The service charge for the current year is £21,309.03. This is subject to change. |
| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>EPC Rating</b>     | C (58)  |

## Accommodation

The accommodation comprises the following areas:

| Name                     | sq ft        | sq m       |
|--------------------------|--------------|------------|
| Ground - Sales           | 3,896        | 361.95     |
| Ground - Floor Ancillary | 388          | 36.05      |
| <b>Total</b>             | <b>4,284</b> | <b>398</b> |

## Description

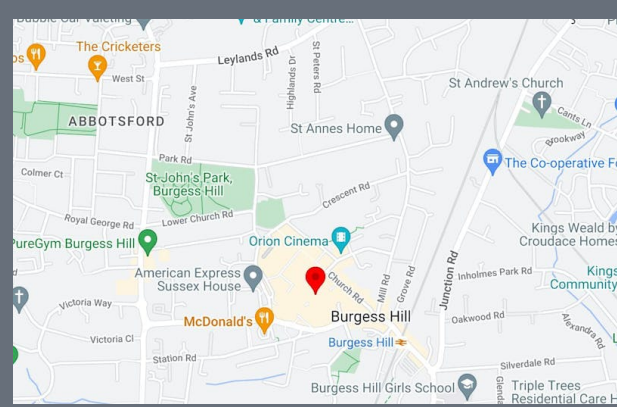
Comprising a triple fronted retail unit that is predominantly open plan with rear office & WC facilities. The property benefits from 2 roller shutters as well as rear access for loading, the unit also has good ceiling height of approx. 12'7".

## Location

The property is situated within The Market Place Shopping Centre in Burgess Hill. Burgess Hill is a market town with good connections to both Brighton & London via its positioning on the London to Brighton train line. Nearby occupiers include Waitrose, KFC, Boots, B&M, Cafe Nero, Specsavers, W H Smith & a host of other independent occupiers.

## Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term of 10 years. The lease will be excluded from the landlord & tenant act.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**Jack Bree**

01273 672999  
jack@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

**Abi Stoye (Green & Partners)**

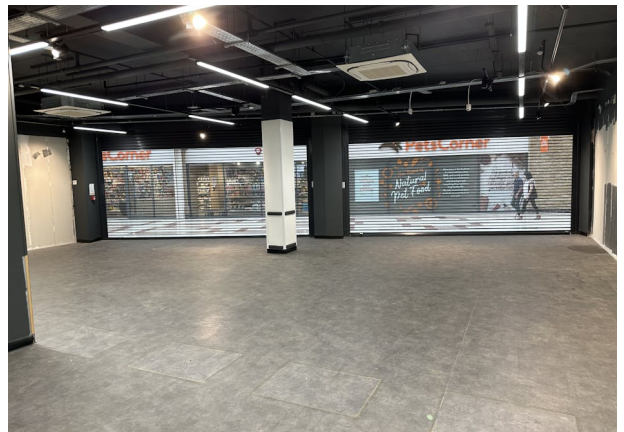
07375 625623  
abi.stoye@greenpartners.co.uk

**Mike Willoughby (Green & Partners)**

02076594827 | 07810 480291  
mike.willoughby@greenpartners.co.uk

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/03/2025



# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| Unit 21B Market Place Shopping Centre<br>Burgess Hill<br>RH16 9NP | Energy rating<br><b>C</b> | Valid until: <b>28 July 2031</b><br><hr/> Certificate number: <b>6525-6528-5055-0426-4191</b> |
|---|---------------------------|---|

Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **406 square metres**

## Rules on letting this property

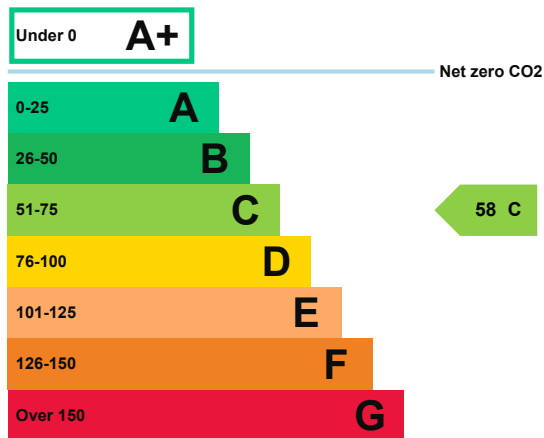
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |  |
|-----------------|--|
| Assessor's name | Samuel Watkinson   |
| Telephone       | 07960632378  |
| Email           | <a href="mailto:samrobertwatkinson@gmail.com">samrobertwatkinson@gmail.com</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/023395   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |  |
|------------------------|--|
| Employer               | Sam Watkinson  |
| Employer address       | 24 High Street, Houghton Conquest, Bedfordshire,<br>MK45 3LL |
| Assessor's declaration | The assessor is not related to the owner of the<br>property. |
| Date of assessment     | 1 July 2021  |
| Date of certificate    | 29 July 2021   |

---

# 21 B market place, ground floor

Approximately 4349 sf total

