



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

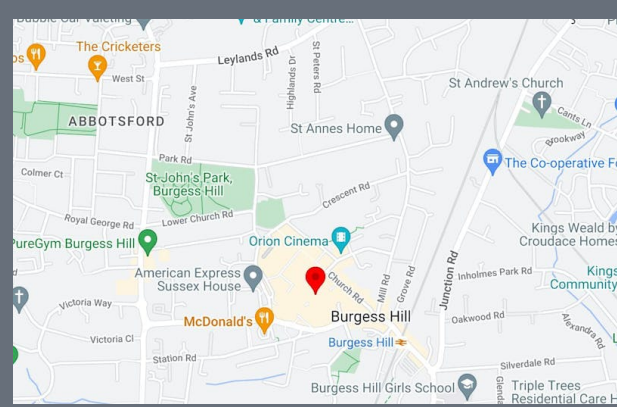
Comprising a triple fronted retail unit that is predominantly open plan with rear office & WC facilities. The property benefits from 2 roller shutters as well as rear access for loading, the unit also has good ceiling height of approx. 12'7".

## 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**

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max@eightfold.agency

**James Hawley**

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james@eightfold.agency

**Abi Stoye (Green & Partners)**

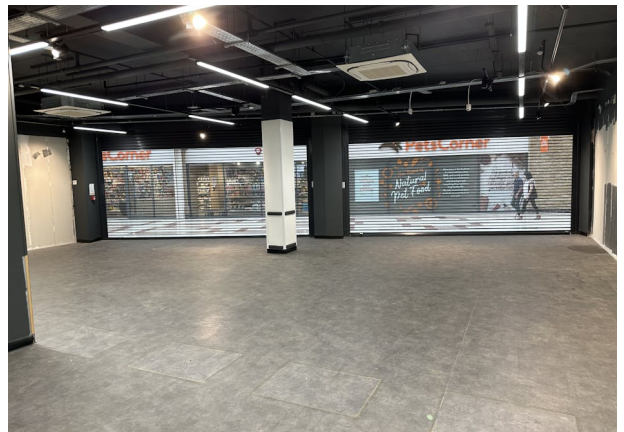
07375 625623  
abi.stoye@greenpartners.co.uk

**Mike Willoughby (Green & Partners)**

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## Eightfold Property

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# Energy performance certificate (EPC)

Unit 21B Market Place Shopping Centre Burgess Hill RH16 9NP	Energy rating <b>C</b>	Valid until: <b>28 July 2031</b> <hr/> Certificate number: <b>6525-6528-5055-0426-4191</b>
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **406 square metres**

## Rules on letting this property

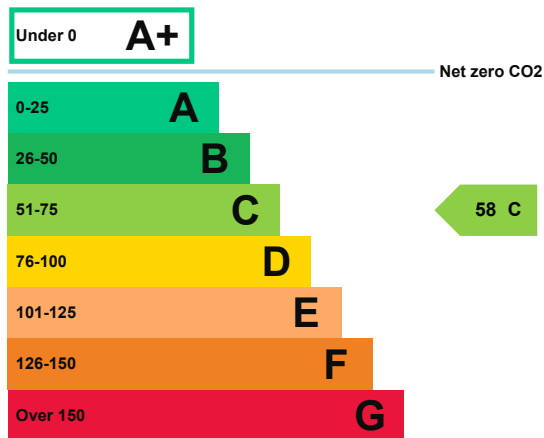
Properties can be let if they have an energy rating from A+ to E.

## 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, MK45 3LL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2021
Date of certificate	29 July 2021

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# 21 B market place, ground floor

Approximately 4349 sf total

