

# COMMERCIAL FREEHOLD FOR SALE - with P/P for six flats & two commercial spaces

2,704 sq. ft (251.14 sq. m)



**Oakley**

Your Sussex Property Expert



**FOR SALE**

## 22 Station Road, Burgess Hill RH15 9DS

- Prominent position within town centre
- Mainline train station nearby
- Could suit owner occupier
- Planning approved for six flats & two commercial units
- Vacant possession

Commercial & Residential Property throughout Sussex

Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882 •

Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •

Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

[www.oakleyproperty.com](http://www.oakleyproperty.com)

## LOCATION

Burgess Hill is located close to the border between East and West Sussex, 10 miles north of Brighton and 13 miles west of Uckfield. The town has a population of approximately 30,000 and is served by regular rail services to London Bridge/Victoria (50 mins). Burgess Hill is home to four business parks housing nearly 200 companies. The property is situated close to Burgess Hill mainline train station on Station Road, which adjoins Church Road, home to the main amenities & retailers in Burgess Hill including The Martlets Shopping Centre. The A23 is approximately 4 miles to the west and provides direct links to the M23 & M25 both east & westbound. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: RH15 9DS.

## DESCRIPTION

A self-contained retail/storage unit which is located in a prominent position on Station Road within a short walk to the mainline Burgess Hill Station. The property is split across two floors with ground floor laid out as open plan retail/office and ancillary space, with the lower ground formerly used as open plan store and workshop. The property is sold with vacant possession.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground Floor	1,225	113.76
Lower Ground	1,479	137.38
<b>Total Accommodation</b>	<b>2,704</b>	<b>251.14</b>

## PRICE

£500,000 exclusive for the freehold title.

## PLANNING

Under reference DM/23/2904 - planning was granted for the demolition of the existing tyre fitting workshop and construction of a new building to incorporate two Class E commercial units and six flats comprising four 2-bedroom flats and two 1- bedroom flats. Permission was granted on 7<sup>th</sup> March 2025. Further detail upon request.

## BUSINESS RATES

The Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £16,000.

The Small Business Rate for the financial year (2025/26) is 49.9p in the £ making the expected rates payable approx. £7,984. More information can be found on the VOA website at <https://www.gov.uk/find-business-rates>

## ENERGY PERFORMANCE CERTIFICATE

If the property is not developed, a new EPC will be required.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VAT

VAT is not applicable on the rent.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



**James Hamblyn**

01273 627 411

[james.hamblyn@oakleyproperty.com](mailto:james.hamblyn@oakleyproperty.com)



**Steven Harvey**

01273 645 772

[steven@oakleyproperty.com](mailto:steven@oakleyproperty.com)

Main switchboard: 01273 688 882

[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



All images, maps, plans and boundaries are for reference purposes and not to scale.

[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

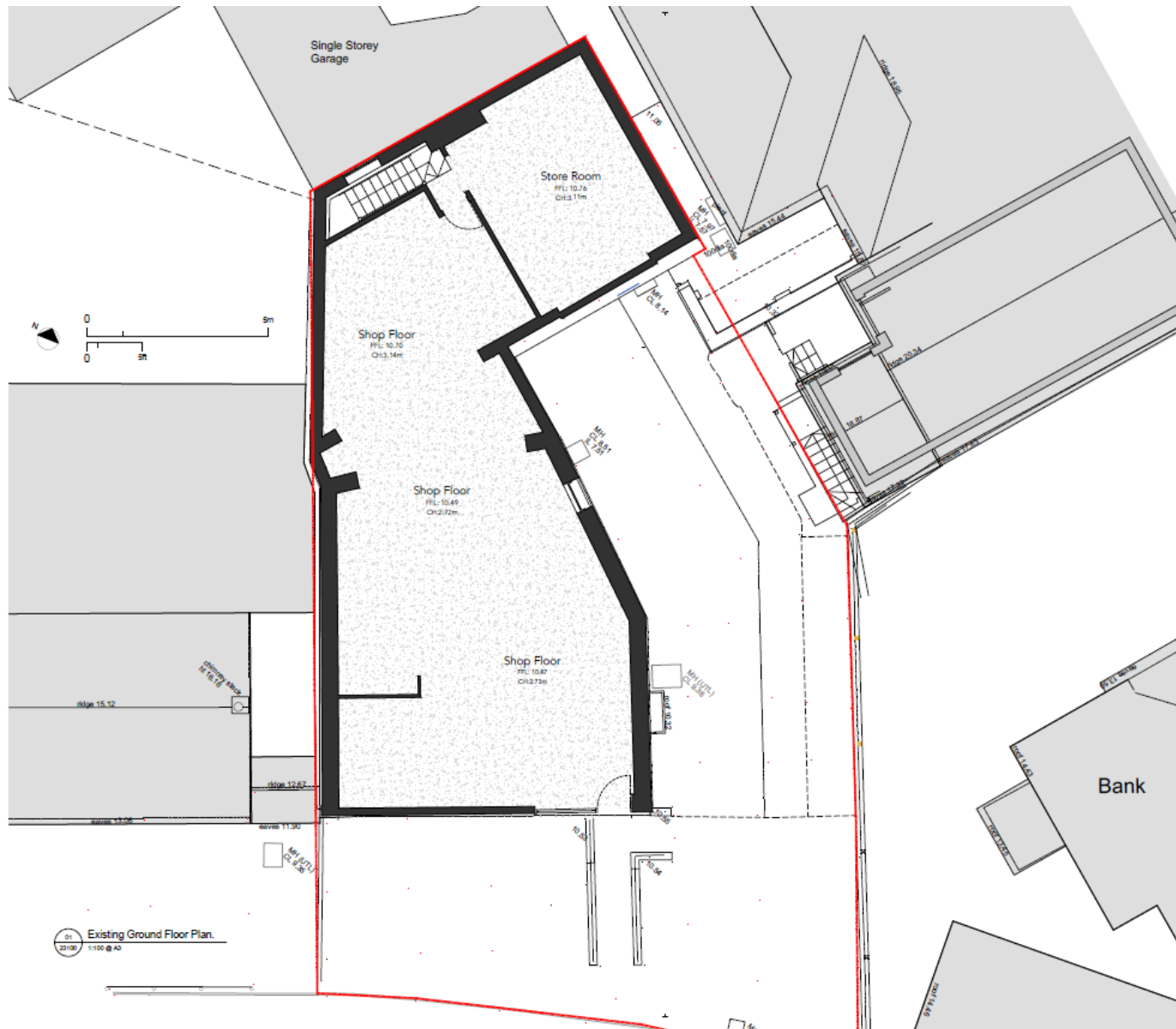


All images, maps, plans and boundaries are for reference purposes and not to scale.

[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

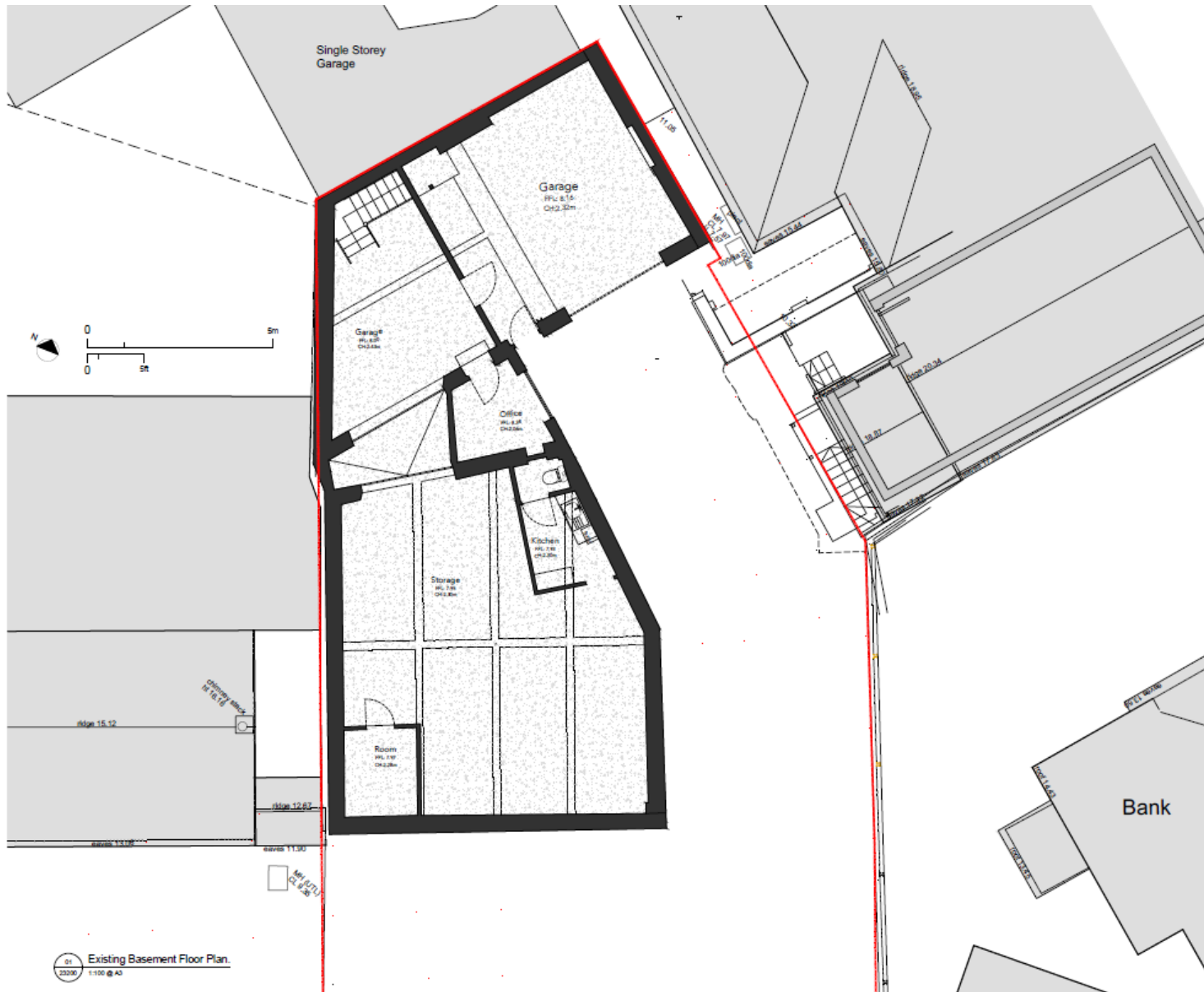




All images, maps, plans and boundaries are for reference purposes and not to scale.

[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



All images, maps, plans and boundaries are for reference purposes and not to scale.

[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.