



RETAIL / SHOPPING CENTRE TO LET  
**13 MARKET PLACE**  
Burgess Hill, RH15 9NP

PROMINENT RETAIL UNIT OVER 2 FLOORS  
WITHIN SHOPPING CENTRE  
2,735 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	2,735 sq ft
<b>Rent</b>	£35,000 per annum exclusive of rates, service charge, VAT & all other outgoings.
<b>Business Rates</b>	For business rates information, please enquire with the local authority.
<b>Service Charge</b>	The service charge for the current year is £13,146. This is subject to change.
<b>Car Parking</b>	A pay car park is located adjacent to the scheme.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (50)

## Description

A well sized retail unit over ground and first floors, situated within the established Market Place Shopping Centre with prominent frontage. The unit also benefits from rear access for deliveries.

## Location

Burgess Hill is a market town located to the north of Brighton & the south of Haywards Heath & Crawley that is seeing high levels of investment & development with both a number residential & commercial developments taking place at present. Market Place is located in the town centre with good access to Burgess Hill Train Station. Nearby occupiers include Waitrose, KFC, Boots, B&M, Cafe Nero, Specsavers, W H Smith & a host of other independent occupiers.

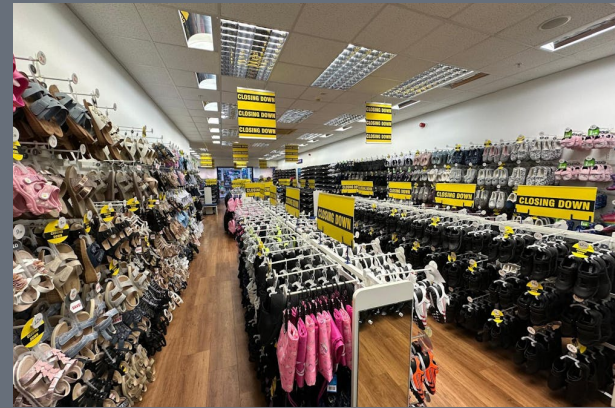
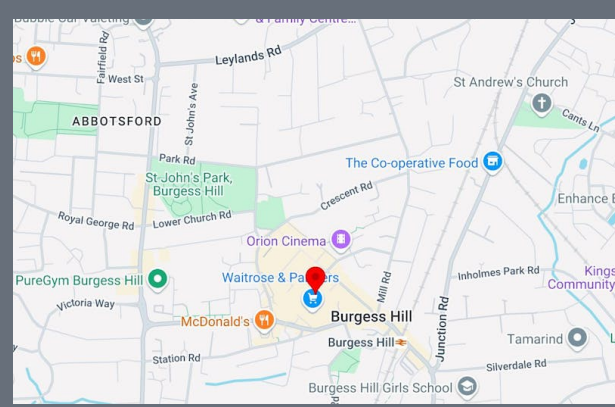
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,795	166.76
1st	940	87.33
<b>Total</b>	<b>2,735</b>	<b>254.09</b>

## Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years outside of the landlord & tenant act. Please note the property is elected for VAT that a service charge will be payable, it will be required to share turnover figures with the management team & a green policy is in place for the scheme in respect of works carried out to the unit. SUBJECT TO VACANT POSSESSION



## Get in touch

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max@eightfold.agency

### James Hawley

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james@eightfold.agency

### Ben Sykes (Green & Partners)

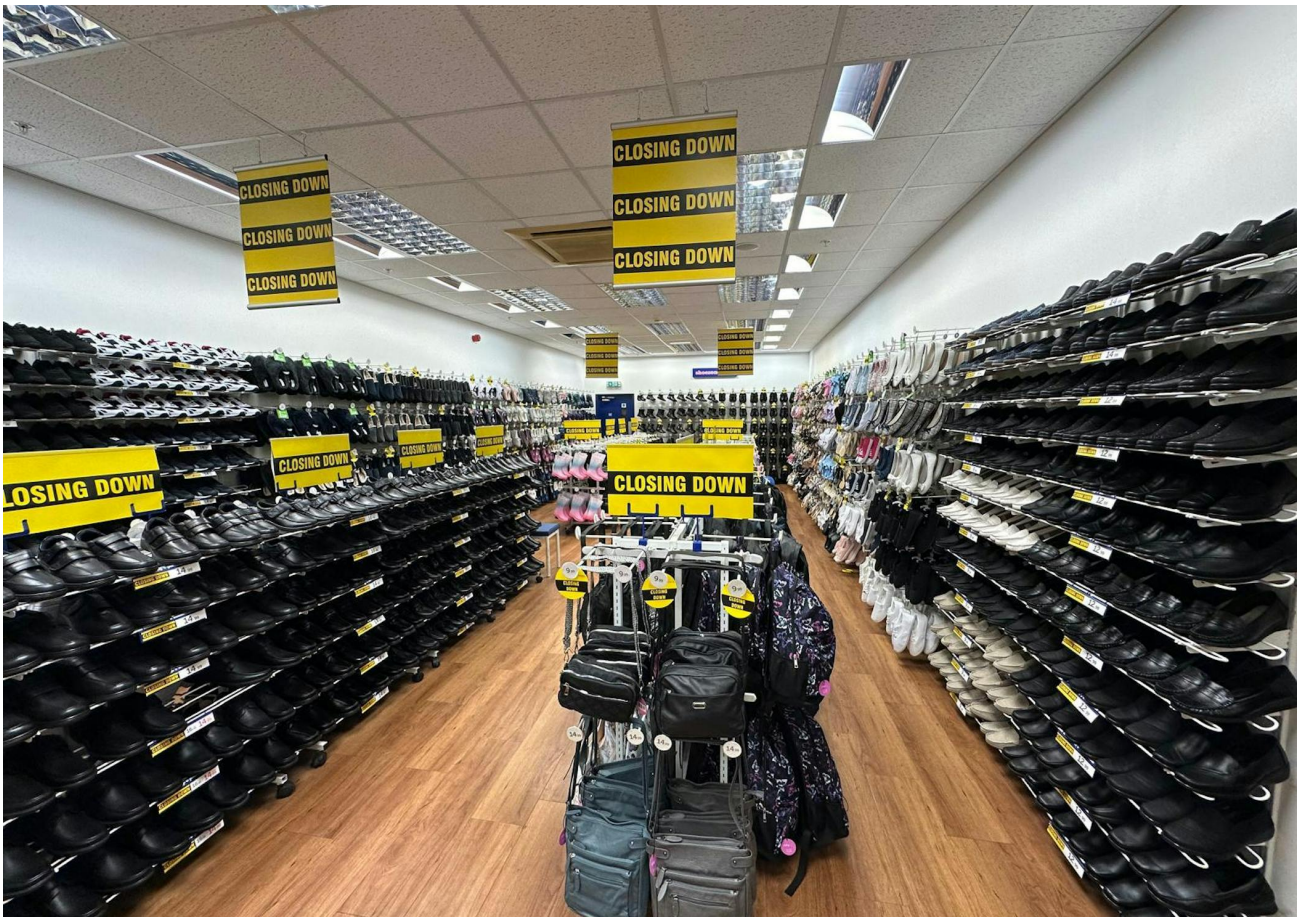
07572 075103  
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## Eightfold Property

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# Energy performance certificate (EPC)

13 Market Place  
BURGESS HILL  
RH15 9NP

Energy rating

**B**

Valid until: **3 July 2033**

Certificate number: **0336-7139-1472-6502-1148**

Property type: Retail/Financial and Professional Services

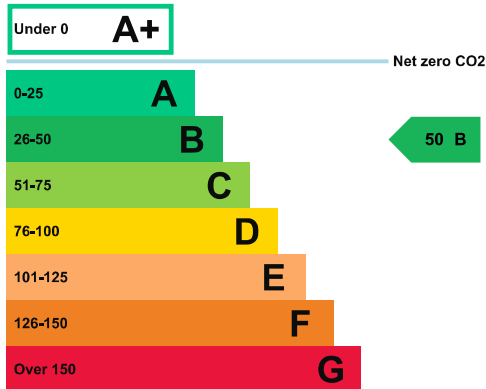
Total floor area: 244 square metres

## 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 energy rating is B.



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.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**11 A**

If typical of the existing stock

**45 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	12.02
Primary energy use (kWh/m <sup>2</sup> per year)	129

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0864-0038-4775-2564-9966\)](#).

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## 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	Ian Jones
Telephone	08081751000
Email	<a href="mailto:info@fhpe.com">info@fhpe.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/021170
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	FHP Ess
Employer address	17 Bevis Marks London EC3A 7LN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2023
Date of certificate	4 July 2023

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