



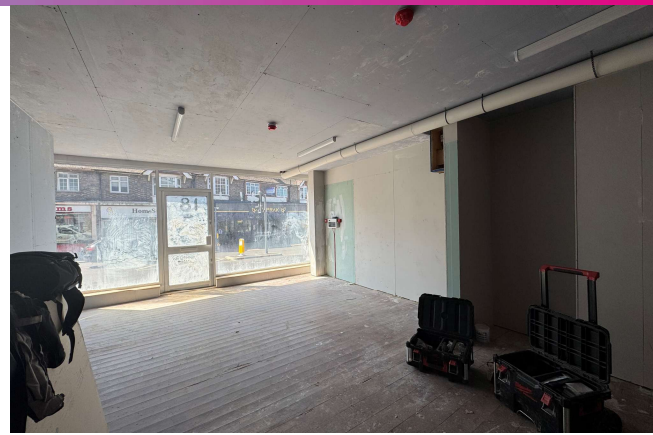
RETAIL / OFFICE

708 Sq Ft
(65 Sq M)

RENT: £13,500 PER ANNUM

Refurbished Town Centre Class E Premises To Let

- + Situated in Heart of Burgess Hill, Close To Mainline Railway Station
- + Nearby Occupiers Include Waitrose, Uncle Sams, McDonalds and a Host of Independent & Regional Occupiers
- + Open Plan Retail / Office Accommodation
- + Suit Variety of Uses (stpc). Currently Class E Consent
- + Ready For Immediate Fit Out
- + Viewing Highly Recommended



Location

Burgess Hill is situated in Mid Sussex and is conveniently located for easy access to the A23/M23 and M25 motorways. Haywards Heath is approximately 4 miles to the north whilst the city of Brighton is approximately 10 miles to the south. Station Road is the main thoroughfare through the town and the mainline train station is located only 2 minutes by foot from the premises, providing easy access to the South Coast, London Victoria and beyond. Nearby occupiers include supermarkets, popular restaurants and fast food outlets and a plethora of independent and regional occupiers.

Description

A rare opportunity to lease a recently refurbished retail / office premises in the heart of Burgess Hill in West Sussex.

The property which is situated over ground and basement levels benefits from having been refurbished throughout to include three phase electricity, LED strip lighting, traditional wooden floorboard flooring and 17ft window frontage. The property is presented ready for immediate tenant fit out and would suit a variety of uses from retail, office, leisure and medical (subject to gaining any necessary consents).

This is seen as an excellent opportunity to lease superb Class E space in the heart of a popular and thriving West Sussex town with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor	442	42
Basement	267	25
Total	708	67

Terms

The property is available to lease on new FR&I terms which are to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £11,000. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact the local authority to confirm what relief (if any) is applicable to their business.

Summary

- + **Rent**- £13,500 Per Annum
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(88)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Ria Markwick

01903 251 600 / 07508 326 804
ria@justiceandco.co.uk

Isla Ford

01903 251 600 / 07376 074 045
isla@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk