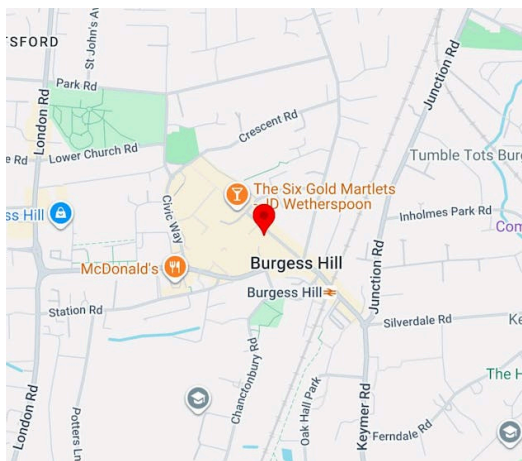




27 Church Road, Burgess Hill, RH15 9BB

Retail To Let | £75,000 per annum exclusive of rates, VAT and all other outgoings. VAT is payable on rent & service charge | 8,426 sq ft

PRIME CLASS E CORNER UNIT TO LET- SUBJECT TO VACANT POSSESSION



Description

A prominent & substantial corner retail unit arranged over ground, 1st & 2nd floors. The ground & 1st floors have been used for retail whilst the 1st & 2nd floors have been used for storage & back of house. The property also benefits from a lift within the space. for a considerable time the property traded as WH Smith & more recently has been TJ Jones.

Location

Burgess Hill is a market town located to the north of Brighton & the south of Haywards Heath & Crawley that is at present 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, Superdrug, KFC, Boots, B&M, Cafe Nero, Specsavers, & a host of other independent occupiers.

Accommodation

Name	sq ft	sq m
Ground	3,339	310.20
1st - First Floor Ancillary	2,447	227.33
1st - First Floor Sales	2,037	189.24
2nd - Second Floor Ancillary	603	56.02
Total	8,426	782.79

Terms

Available to let by way of a new effective, full repairing and insuring lease, for a term to be agreed. Subject to status, a rental deposit of 3-6 months' rent will be required.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.

Summary

- Rent: £75,000 per annum exclusive of rates, VAT and all other outgoings. VAT is payable on rent & service charge
- Business rates: £27,735 per annum based on the 2026 valuation.
- Service charge: A service charge will be payable, exact amount to be advised
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (34)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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01273 672999 | 07764 794936
max@eightfold.agency



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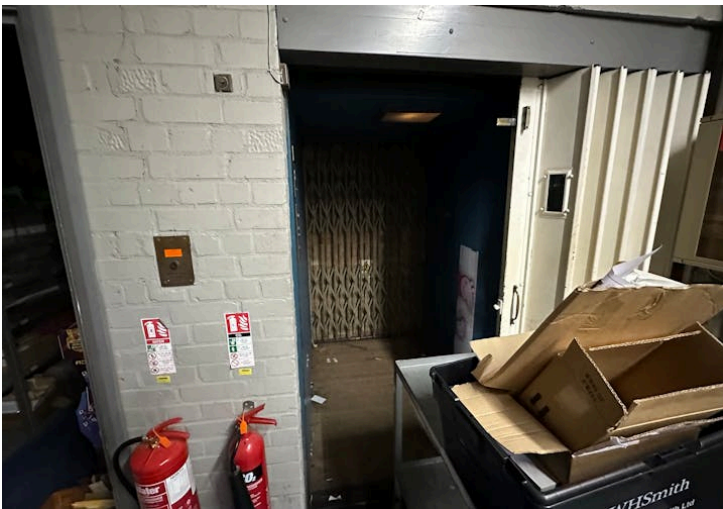
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mike.willoughby@greenpartners.co.uk



All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2025. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

27 Church Road BURGESS HILL RH15 9BB	Energy rating B	Valid until: 3 July 2033
		Certificate number: 3507-3041- 7144-2453- 0091

Property type	Retail/Financial and Professional Services
Total floor area	692 square metres

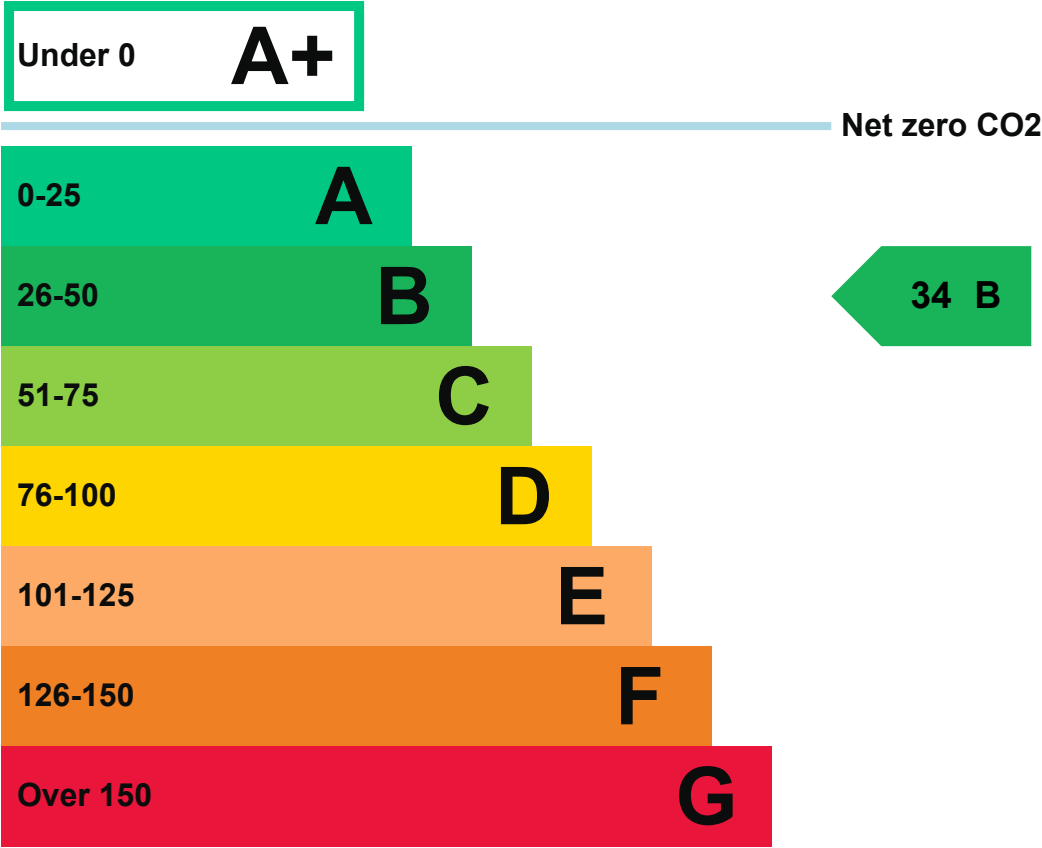
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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	15 A
If typical of the existing stock	61 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	24.79
Primary energy use (kWh/m² per year)	266

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8199-3356-6779-2779-2624\)](/energy-certificate/8199-3356-6779-2779-2624).

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	info@fhpress.com

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	enquiries@elmhurstenergy.co.uk

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	31 May 2023
Date of certificate	4 July 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0110-0033-3909-7121-4002 (/energy-certificate/0110-0033-3909-7121-4002)
Valid until	6 February 2028



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OGI

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TG Jones 27 Church Road, Burgess Hill, RH15

