

Restaurant & Residential Ground Rent Investment For Sale  
25-27 Station Road Burgess Hill West Sussex RH15 9DE



☎ 01923 230414

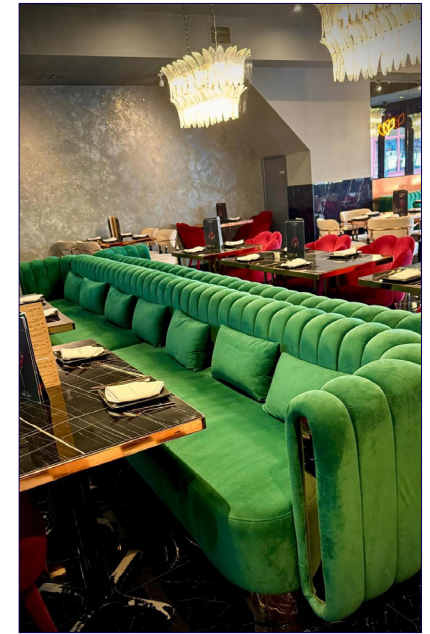
One Wellstones Watford Hertfordshire WD17 2AE

✉ admin@warrantgroup.net

www.warrantgroup.net

## Investment Summary

- Town centre restaurant investment with two Flats sold off on long leases.
- Ground Floor Restaurant with an area of 3,576 ft<sup>2</sup> / 332.34m<sup>2</sup>
- Restaurant let on an FR&I Lease with an unexpired term of 11 years
- Investment producing £55,200 per annum exclusive
- A Purchase Price of £850,000 reflects an attractive Net Initial Yield of approximately 6.15%



## Location

Burgess Hill is situated some 11 miles north of Brighton, 14 miles south of Crawley and approximately 50 miles south of London. The town has a population of 30,635 persons and is easily accessible from the surrounding areas due to its close proximity to the M23 Motorway, A23 and the A27 south coast road. Gatwick Airport is approximately 30 minutes drive away. Burgess Hill main line station provides a journey time of approximately 53 minutes to Central London.

## Situation

The property is situated in a prominent position fronting Station Road close to the junction with Mill Road and Church Road, the town's principal retailing thoroughfare. National multiples in the immediate vicinity include **HSBC BANK, BARCLAYS, HALIFAX, WILLIAM HILL, NATIONAL WESTMINSTER BANK, VISION EXPRESS, NATIONWIDE, SUPERDRUG, SANTANDER, W H SMITH, CAFE NERO, COSTA COFFEE, LLOYDS BANK, J D WETHERSPOON, WAITROSE** and **AMERICAN EXPRESS**

## Description

The property was built in the 1930's and comprises a mid-terrace ground floor restaurant with two self-contained flats at first floor. Access to the flats is via two separate ground floor entrances in Station Road. Pedestrian and loading access to the rear of the ground floor is via a shared service road.

The property has been constructed in two parts predominantly open space with the front section providing a two storey building of part load bearing walls and part concrete frame construction under a double pitched tiled roof. The rear section is single storey construction with load bearing walls under a steel trussed with part glazed north lights and a slate pitched roof.

CAFFÈ  
NERO

wetherspoon

COSTA  
COFFEE

WHSmith

AMERICAN  
EXPRESS

Waitrose



### Town Planning

The property is in an area designated as secondary shopping frontage. Planning Permission was granted on 3rd May 1999 for a Change of Use to Class A3 Restaurant.

### Accommodation

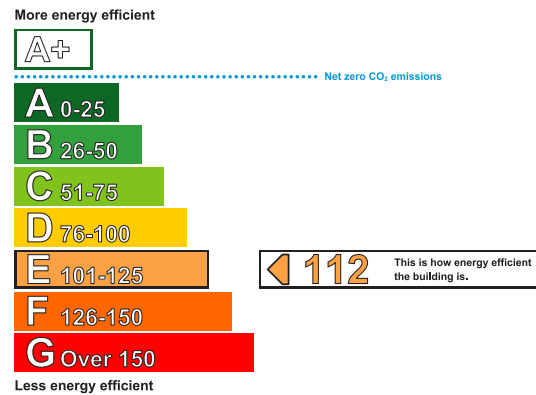
The accommodation comprises a ground floor restaurant with the approximate areas: -

Ground Floor                      3,576    ft<sup>2</sup>                      332.34    m<sup>2</sup>

The upper floor is divided into 2No. residential flats, each comprising 2No. bedrooms, a separate kitchen and living room together with an outside courtyard patio area at first floor.

### Energy Performance Certificate

The Energy Performance has been assessed for the Restaurant at E: 112. The EPC was undertaken prior to the current restaurant fit out.



The Energy performance for the two maisonettes are as follows: -

25a Station Road - D: 60  
 27a Station Road - D:66

Copies of the Energy Performance Certificates are available on request.

### Rating Assessments

The Rateable Value for the Restaurant is £51,500.

Non-Domestic Rate Multiplier - 55.5p in the £.

The Uniform Business Rates payable for the year 2025/26 are £28,582.50

The Council Tax band for the Maisonette at 25a is Band B

The Council Tax band for the Maisonette at 27a is Band B

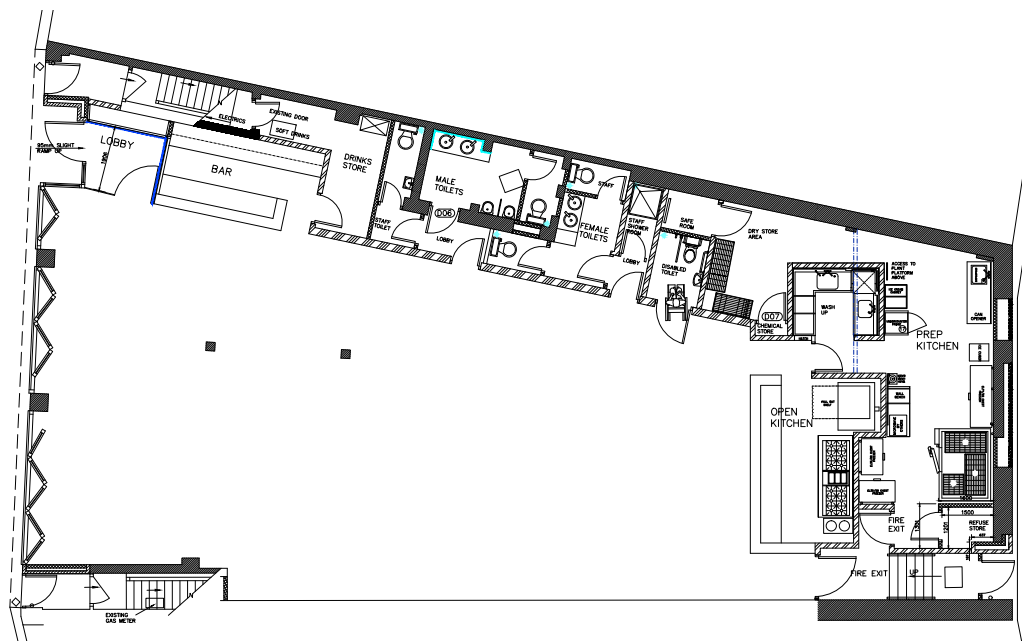
### Proposed Town Regeneration

The property is located in Mid Sussex District, which has a population of 148,345 person. The New River Real Estate Investment Trust (REIT) have a strategic growth programme for Burgess Hill and have proposed a £65m regeneration of the town centre which will bring 465,000 sq ft of new shopping and restaurant facilities as well as a 10-screen multiplex Cineworld cinema, a 63 bed Travelodge hotel, 174 additional car parking spaces, improved public realm and a new purpose-built library.

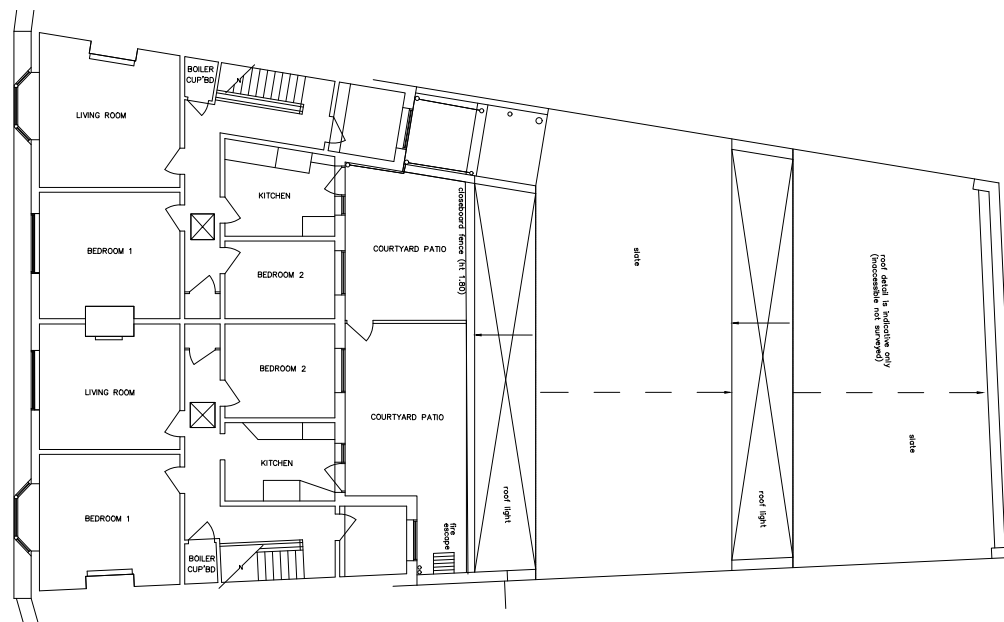
### Local Authority

Mid Sussex District Council  
 Oaklands  
 Oaklands Road  
 Haywards Heath  
 West Sussex  
 RH16 1SS

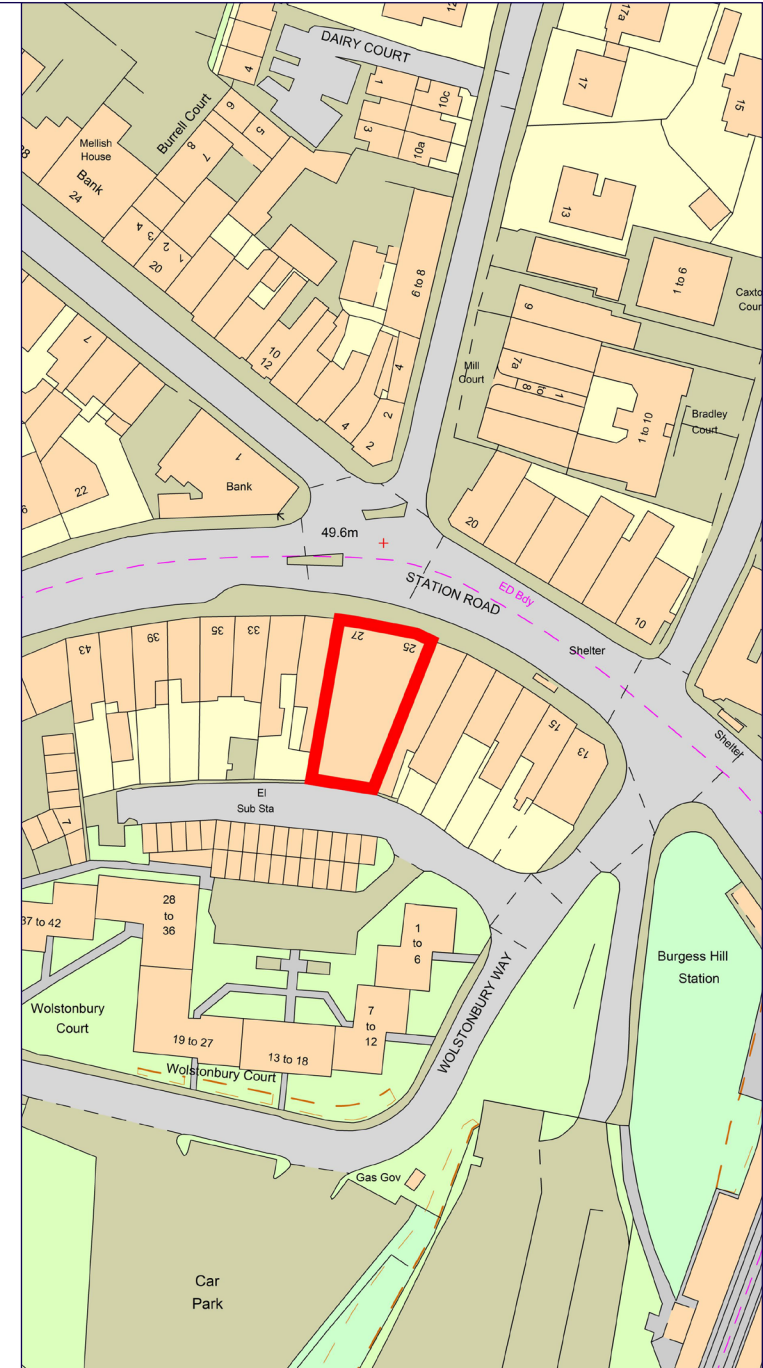
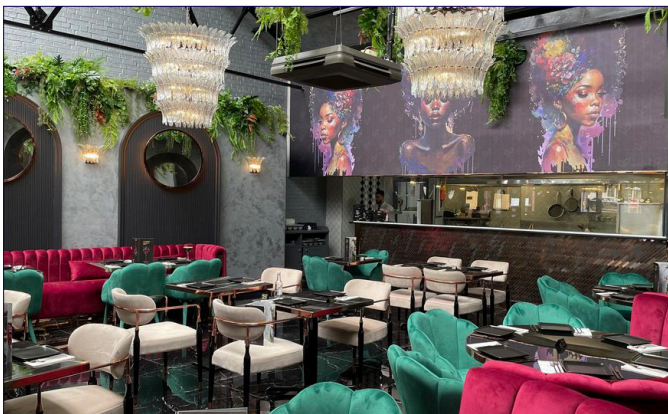
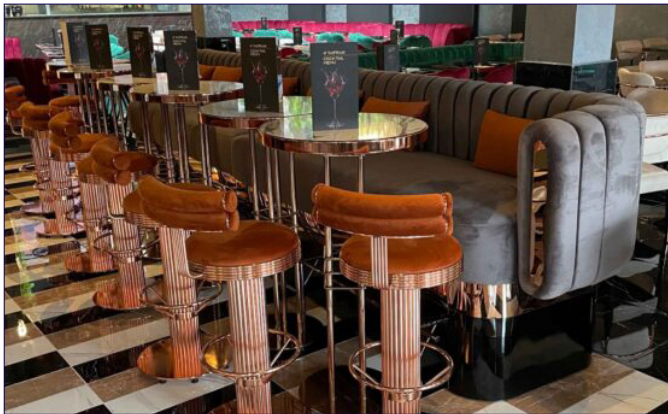
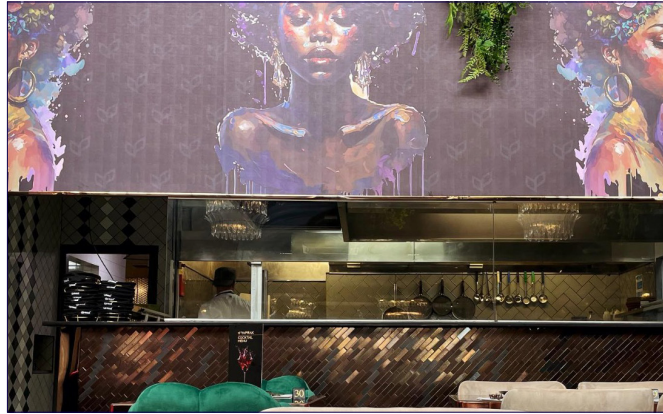
Tel: 01444-458166  
 Email: enquiries@midssussex.gov.uk



Existing Ground Restaurant Floor Plan



Existing First Floor Residential Plan



## Tenancy Information

NOS	TENANT	USE	FRONTAGE	DEPTH	ACCOMMODATION		LEASE TERMS		RENT £ pax	NEXT REVIEW/ EXPIRY	ERV £ pax	
25/27	Mr Mustafa Acar T/A Yaprak	Restaurant	55'8"	90'	Ground Floor Area	-	3,576 sq ft	332.34 sq m	Let on a FR&I lease for term of 15 years commencing from 13th April 2021 being subject to five yearly upward only rent reviews. There is a fixed increase as at the 13th April 2024 to £55,000 per annum exclusive. A tenant's deposit of £30,000 is held.	£55,000	Apr-26	£55,000
25a	Mr D A Smith and Ms MJ Balchin	Residential	-	-	First Floor Flat	-	3rms/k&b/wc		Let on a long Lease of 125 years from 24 June 2000 subject to fixed increases every 25 years.	£100	Jun-50	£200
27a	Mr D M Reynolds and Ms M P M Harris	Residential	-	-	Second Floor Flat	-	3rms/k&b/wc		Let on a long Lease of 125 years from 24 June 2000 subject to fixed increases every 25 years.	£100	Jun-50	£200
<b>TOTAL</b>							<b>3,576</b> sq ft	<b>332.34</b> sq m		<b>£55,200</b> pax		<b>£55,400</b> pax

## Tenure

Freehold

## Price

The freehold investment is available at a price of £850,000 subject to contract and VAT, which equates to an equivalent yield of approximately 6.15% after assuming normal purchasers costs.

## Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the Purchase Price. As the Property is tenanted, then subject to the purchaser also being registered for VAT, the sale can be treated as a sale of a going concern (TOGC)

## Stamp Duty

At the purchase price, the amount of SDLT payable has been calculated at £32,000

## Legal Costs

Each party is to bear their own legal costs.

## Viewing

Strictly by appointment with the Owners Agents: -

Warrant Properties Limited One Wellstones Watford WD17 2AE

Telephone: 01923 230414

Email: admin@warrantgroup.net

## Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

## Anti Money Laundering

In order to comply with current anti money laundering regulations, the Owners will require certain information from the successful purchaser. In submitting an offer, the purchaser agrees to provide such information when terms are agreed.

### Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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October 2025

