



41 Church Road
Burgess Hill, RH15 9BB

PRIME RETAIL UNIT TO LET IN BURGESS HILL TOWN CENTRE

1,367 sq ft
(127 sq m)

- Rent £20,000 PAX
- Adjacent to Market Place Shopping Centre
- Surrounded by national brands
- Close to Burgess Hill Train Station

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Summary

Available Size	1,367 sq ft
Rent	£20,000 per annum exclusive of rates, VAT, service charge & all other outgoings.
Rates Payable	£9,481 per annum New rateable value as of 1st April 2023.
Rateable Value	£19,000
Service Charge	We are awaiting confirmation on the budget, but the service charge for the forthcoming year is anticipated to be in the region of £3,800 for the year.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (101)

Description

Comprising a retail shop unit at ground floor level, currently arranged with sales area to the front of the unit with a cashier counter & storage to the rear. At first floor level is further storage/ office space along with a Kitchen/ staff room & WC.

Location

Burgess Hill is a Mid Sussex town located to the north of Brighton & south of Haywards Heath with easy access to the A23 located to the west & also on the London to Brighton trainline. The property is situated in a prominent position on the southern side of Church Road in Burgess Hill Town Centre close to the junction with Church Walk & Cyprus Road. Forming part of the Market Place shopping centre which is accessed to the east of the unit where a number of multiple occupiers such as Waitrose, Boots, WH Smith, Cafe Nero & Costa are located in addition to a number of independent occupiers including restaurants, barbers & estate agents.

Accommodation

The accommodation comprises the following areas:

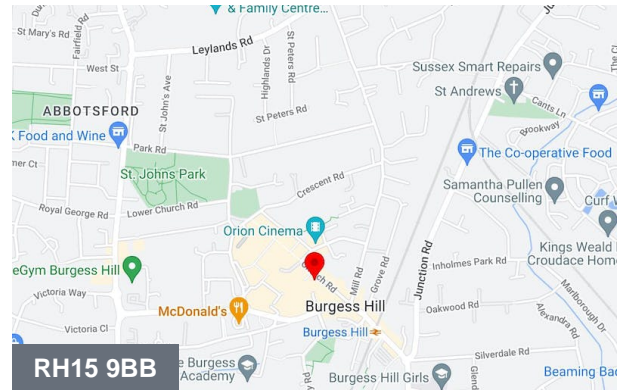
Name	sq ft	sq m
Ground	860	79.90
1st - Storage & kitchen	507	47.10
Total	1,367	127

Terms

Available by way of a new effective full repairing & insuring lease by way of a service charge for a term to be agreed.

Viewings

Through Landlords agent Eightfold Property.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936
max@eightfold.agency



James Hawley

01273 093767 | 07935 901 877
james@eightfold.agency



Jack Bree

01273 109121
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Energy performance certificate (EPC)

GROUND AND 1ST FLOOR RETAIL UNIT
41 Church Road
BURGESS HILL
RH15 9BB

Energy rating

E

Valid until: **13 February 2028**

Certificate number: **0031-0133-0239-0279-1002**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

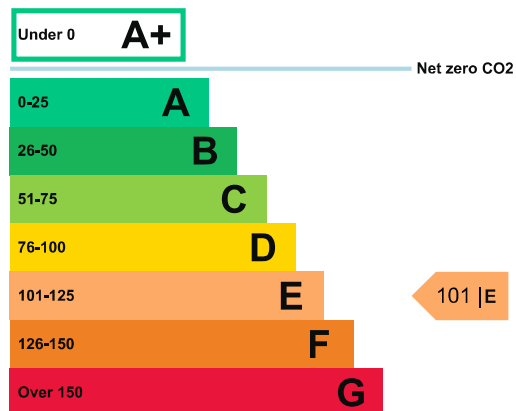
142 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | B

If typical of the existing stock

94 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	4
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Building emission rate (kgCO ₂ /m ² per year)	96.22
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Primary energy use (kWh/m ² per year)	569
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0190-7190-3240-0200-3313\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Steven McLean - C.Eng MSc
Telephone	01273 561585
Email	steve.mclean@led-ltd.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA900007
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Malcolm Hollis
Employer address	40 Queen Square, Bristol, BS1 4QP
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	30 January 2017
Date of certificate	14 February 2018
