



18 Market Place

Burgess Hill, RH15 9NP

PROMINENT RETAIL UNIT SITUATED WITHIN SHOPPING CENTRE

1,085 sq ft
(100.80 sq m)

- Rent £25,000 pax
- Within covered shopping scheme
- Central location
- Well sized unit

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Summary

Available Size	1,085 sq ft
Rent	£25,000 per annum exclusive of rates, service charge, VAT & all other outgoings.
Rates Payable	£7,859.25 per annum based on the 2023 autumn budget a further 75% may be available subject to status
Rateable Value	£15,750
Service Charge	The service charge for the current year is £7,032. This is subject to change.
Car Parking	A pay car park is located adjacent to the scheme.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (103)

Description

A well sized ground floor retail unit situated in 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, Wilkinson's, Costa & WH Smith in addition to a number of independent operators.

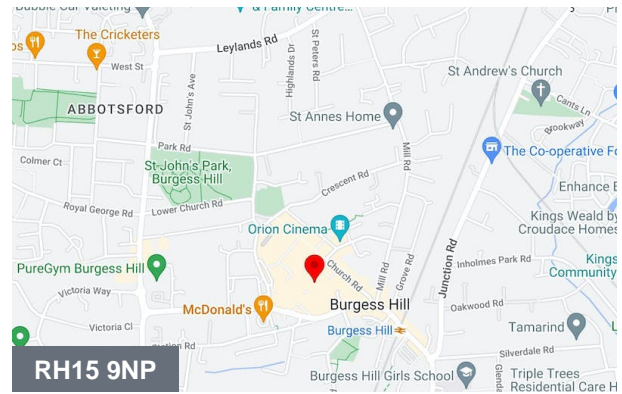
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,085	100.80
Total	1,085	100.80

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 that a service charge will be payable. Please note tenants will be required to share service charge information with the management team on site.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936
max@eightfold.agency



Jack Bree

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James Hawley

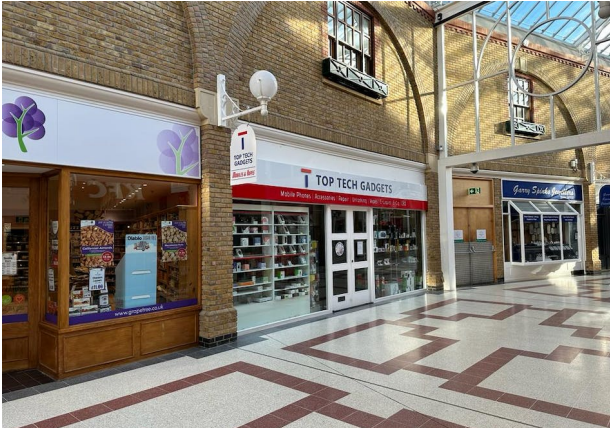
01273 093767 | 07935 901 877
james@eightfold.agency

Abi Stoye (Green & Partners)

07375 625623
abi.stoye@greenpartners.co.uk

Mike Willoughby (Green & Partners)





Energy performance certificate (EPC)

18 Market Place The Martlets BURGESS HILL RH15 9NP	Energy rating E	Valid until: 11 October 2028 <hr/> Certificate number: 0930-0638-6609-0391-6006
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **99 square metres**

Rules on letting this property

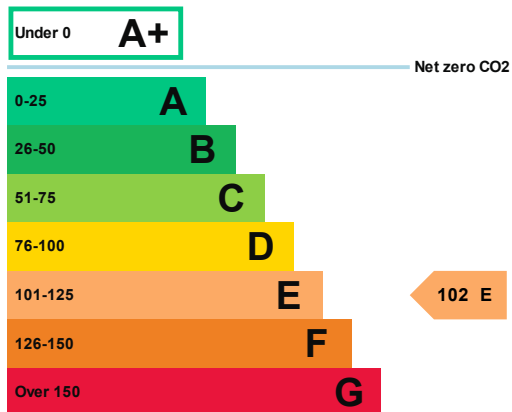
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.

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

28 B

If typical of the existing stock

83 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	145.66
Primary energy use (kWh/m ² per year)	862

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0910-3966-0408-6930-6000\)](/energy-certificate/0910-3966-0408-6930-6000).

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

Contacting the accreditation scheme

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

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

About this assessment

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	11 September 2018
Date of certificate	12 October 2018

8 Market Place, Burgess Hill, RH15

