



RETAIL TO LET

## 14-15 MARKET PLACE

Burgess Hill, RH15 9NP

PRIME CLASS E OPPORTUNITY IN BURGESS HILL  
COVERED SHOPPING CENTRE

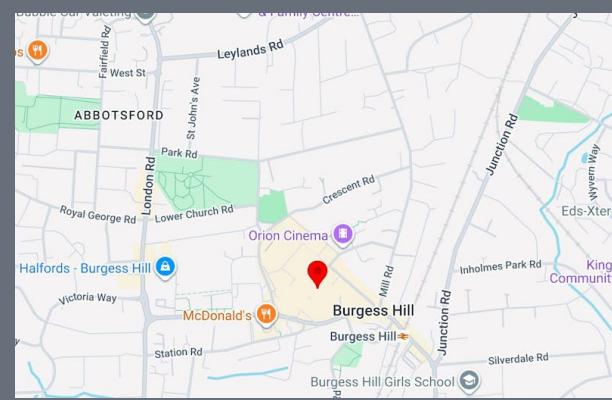
3,597 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	3,597 sq ft
Rent	£65,000 per annum per annum exclusive of rates, service charge, VAT & all other outgoings.
Rateable Value	£37,000 RV from 1st of April 2026. We understand the multiplier will be 38.2p
Service Charge	The current service charge for the financial year is estimated to be £21,905 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)



## Description

A large ground floor double fronted retail unit, situated within market place shopping centre.

## Location

Burgess Hill is a market town located in the Sussex Weald, approximately 10 miles north of Brighton and about 4.5 miles south of Haywards Heath. It lies on the main London to Brighton railway line, with regular Thameslink services to London, Luton, and Bedford. The subject unit is located within Market Place Shopping Centre, which comprises some 122,500 sq. ft and is anchored by Boots, Waitrose, and B&M. Nearby occupiers include KFC, Greggs, Café Nero, Kids Stuff, and Card Factory

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop	3,597	334.17
<b>Total</b>	<b>3,597</b>	<b>334.17</b>



## Terms

Subject to vacant possession the premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

## AML

Incoming tenants will be required to provide the required anti money laundering documents and or have searches carried out. Where a search is carried out this will be at the cost of £50 plus VAT per person.

## Get in touch

### Max Pollock

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max@eightfold.agency

### Ben Sykes (Green & Partners)

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ben.sykes@greenpartners.co.uk

### Mike Willoughby (Green & Partners)

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## Eightfold Property

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# Energy performance certificate (EPC)

14-15 Market Place BURGESS HILL RH15 9NP	Energy rating <b>B</b>	Valid until: <b>21 August 2033</b>
		Certificate number: <b>7800-1271-6416-1112-0276</b>

Property type Retail/Financial and Professional Services

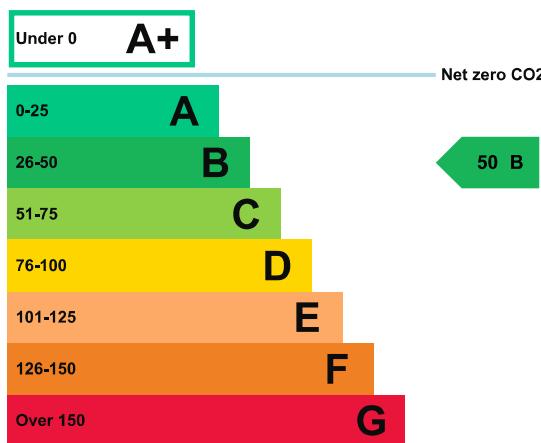
Total floor area 396 square metres

## 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 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

10 A

If typical of the existing stock

40 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	14.29
Primary energy use (kWh/m <sup>2</sup> per year)	156

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/0411-2362-8211-9835-6463](#)).

## 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	<a href="mailto:info@fhpess.com">info@fhpess.com</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	FHP Ess
Employer address	17 Bevis Marks London EC3 7LN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 May 2023
Date of certificate	22 August 2023