

605 sq ft (56 sq m)

A1 Shop

Plus rear yard providing parking for up to 8 cars
Would suit other uses subject to necessary planning consent

Lease Available

Rent - £12,500 pax



74 Church Walk,
Burgess Hill, West Sussex RH15 9AS

Location

Located in Mid Sussex, Burgess Hill is approximately 11 miles north of Brighton, 3 miles south west of Haywards Heath and 17 miles to the south of Crawley and Gatwick Airport. Central London is approximately 43 miles to the north and the A23 is within three miles to the west, accessed via the A2300.

The subject property is situated on the northern side of Church Walk equidistant between its junction with Crescent Road to the north west and its continuation with Church Road to the south east. Church Walk is the pedestrianised extension of Church Road and forms a major part of Burgess Hill's main retail area.

Burgess Hill mainline railway station is situated approximately 400 metres to the south east and offers frequent direct rail services to London terminals (approximately 40 minutes) and south coast towns.

Description

The premises comprise a ground floor lock-up shop benefitting from aluminium double glazed shop front, defused fluorescent lighting, cat 5 data cabling, electric convactor heaters, carpeting, kitchen and WC. To the rear of the property there is a yard providing car parking for up to 8 cars (double parked).

Accommodation

Retail sales	590 sq ft	(54.83 sq m)
Kitchen	15 sq ft	(1.38 sq m)
WC		
Total accommodation	605 sq ft	(56.21 sq m)

Terms

Available to let by way of an assignment of an existing effectively fully repairing and insuring sublease for a term expiring 24 December 2014 at a current rent of £12,500 per annum exclusive. The lease allows for a rent review on 13 May 2012. There is also provision for a tenant to terminate the lease on 7 May 2012 by giving to the Landlord not less than 6 calendar months' previous notice in writing.

Business Rates

Rateable value (2005 list): £14,250.

UBR for the current year (1/4/2008 to 31/3/2009): 48.5p in the £.

Rates payable for the current year: £6,911.25.

Interested parties are advised to contact Mid Sussex District Council Business Rates Department to verify the above information and to enquire about potential small business rate relief or transitional arrangements.

For further information or to arrange a viewing please contact sole agents Andrew France & Co:

Andrew France BSc (Hons) MRICS

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