

1,090 sq ft (101 sq m) GIA

## **New A5 / A3 / A2 / A1 Retail Unit**

Recently completed new development

One allocated car parking space

## **To Let / May Sell**

Guide Rent - £16,500 pax



11 Mill Road,  
Burgess Hill, West Sussex RH15 8DN

## 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 A2330.

The subject property is prominently situated on the eastern side of Mill Road, just to the east of its roundabout junction with Church Road and Station Road, within close proximity to Burgess Hill's prime shopping areas. Burgess Hill mainline railway station is situated approximately 150 metres to the south and offers frequent direct rail services to London terminals (approximately 40 minutes) and south coast towns.

## Description

This attractive new development provides a detached two-storey building constructed to a high standard. The unit is ready to accept the prospective tenant's fit-out and comprises a self-contained open plan unit at ground floor benefiting from restaurant with A5 takeaway consent. To the front is a refuse area and bike store and one allocated car parking space.

## Accommodation

### *Ground Floor Retail:*

Gross frontage - 17 ft 5 in (5.3m)

Shop depth - 54 ft 3 in (16.55 sq m)

Total area (GIA) - 1,090 sq ft (101.27 sq m)

## Terms

Available to let by way of a new effectively fully repairing and insuring lease for a term to be agreed. Alternatively the retail unit is available to purchase - further details on request.

## Guide Rent

£16,500 per annum exclusive.

## Guide Price

Upon application.

## Business Rates

To be reassessed.

## VAT

We understand that VAT will be applicable to rent / sale price.

**For further information or to arrange a viewing please contact the joint sole agents Andrew France & Co or Crickmay Chartered Surveyors:**

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