

866 sq ft (80.5 sq m)

A1 Retail Unit

Within Recently Completed New Development
Two Allocated Car Parking Spaces

To Let

Available from February 2010
Guide Rent - £13,500 pax



7b 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 A2300.

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

An attractive ground floor lock-up retail unit arranged as sales area with office / storage, kitchenette and disabled WC at the rear. Internally the premises have been completed to a high standard. Two allocated car parking spaces to the front.

Accommodation

866 sq ft (80.5 sq m).

Terms

Available to let by way of a new effectively fully repairing and insuring lease for a term to be agreed from February 2010.

Guide Rent

£13,500 per annum exclusive.

Business Rates

Rateable value (2005 list): £7,200.

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

Rates payable for the current year: £3,492.

Interested parties are advised to contact Mid Sussex District Council Business Rates Department to verify the above in view of potential transitional arrangements or small business rate relief.

VAT

We understand that VAT will be applicable to rent.

For further information or to arrange a viewing please contact joint sole agents:

Andrew France BSc (Hons) MRICS
Andrew France & Co Ltd
01444 474777 | andrew@andrew-france.com

Jamie O'Meara
Clifford Dann LLP
01273 407927 | jomeara@clifforddann.co.uk