

Approximately 860 sq ft (80 sq m)

A2 Office / A1 Shop

Recently Renovated & Extended
2 Car Parking Spaces At Rear Of Property

For Sale / To Let

Guide Price - £225,000

Guide Rent - £16,000 pax



90 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 A2330.

The subject property is situated on the northern side of Church Walk, opposite its entrance to The Martlets Shopping Centre, 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. Nearby occupiers include Clarks, Mc&Co, Peacocks and Holland & Barrett.

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 & Accommodation

The premises comprise a recently extended lock-up retail unit benefitting from planning consent for use as an office (A2) or shop (A1). The unit has recently been refurbished and is presented in shell condition ready for occupier fit out with the following dimensions / area:

Gross Frontage - 14' 9"

Internal Width - 15' 9"

Shop Depth - 60'

Net Ground Floor Area - 860 sq ft (80 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 freehold interest in the building is available (the upper parts have been sold off on a long lease and the freeholder benefits from a peppercorn ground rent). Further details on request.

Guide Price

£225,000. Offer invited.

Guide Rent

£16,000 pax.

Business Rates

To be reassessed.

For further information or to arrange a viewing please contact Andrew France & Co.

Andrew France BSc (Hons) MRICS

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