

725 sq ft (67 sq m)

## A5 Take-away

Prominently situated within town centre on busy thoroughfare  
Car parking space at rear

## Lease Available

Rent - £11,500 per annum exclusive  
Guide Premium Upon Application



35 Station Road,  
Burgess Hill, West Sussex RH15 9DE

## 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 southern side of Station Road, just to the west of its roundabout junction with Church Road and Mill Road, within close proximity to Burgess Hill's prime shopping areas. Burgess Hill mainline railway station is situated approximately 100 metres to the south east and offers frequent direct rail services to London terminals (approximately 40 minutes) and south coast towns.

## Description

Ground floor lock-up shop currently arranged as take-away to the front with kitchen, storage and WC facility at the rear. The unit benefits from good frontage to Station Road which benefits from good pedestrian flow. To the rear there is a small yard and one allocated car parking space.

## Planning

We understand from Mid Sussex District Council (MSDC) that the premises benefit from planning consent for use as a takeaway within Class A5 of the Town and Country Planning (Use Classes) Order. The premises could therefore be used as a restaurant / café within Class A3, office within Class A2 or shop with Class A1 without the need to apply for planning consent. Interested parties requiring an alternative use to those listed above should contact MSDC Planning Department to enquire as to the likelihood of a planning consent for change of use being granted.

## Accommodation

Retail - 391 sq ft (36.31 sq m)  
Kitchen / Preparations Area / Storage - 334 sq ft (31.07 sq m)  
WC facility  
Total accommodation - 725 sq ft (67.38 sq m)

## Terms

Available to let by way of an assignment of an existing effectively fully repairing and insuring lease for a term of 10 years from 25 March 2008 at a current rent of £11,500 pax. The lease allows for a rent review at the expiry of the 5<sup>th</sup> year of the term.

## Guide Premium

Upon application. For the benefit of the lease, goodwill, fixtures & fittings.

## Business Rates

Rateable value (2005 list): £9,600.  
UBR for the current year (1/4/2009 to 31/3/2010): 48.5p in the £.  
Rates payable for the current year: £4,656.

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

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