

1,743 sq ft (162 sq m)

A1 Retail Unit

Situated on popular thoroughfare with excellent frontage
Would suit alternative uses (stpc)

To Let

Guide Rent £19,750 pax



22 Church Road,
Burgess Hill, West Sussex RH15 9AE

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 northern side of Church Road, just to the north west of its roundabout junction with Station Road and Mill Road, within Burgess Hill's prime retail and professional area. Burgess Hill mainline railway station is situated approximately 150 metres to the south east and offers frequent direct rail services to London terminals (approximately 40 minutes) and south coast towns.

Description

The property comprises of a ground floor lock up shop, with excellent frontage, arranged as sales area, store room (with double door access), kitchen and WC facilities (including disabled).

Accommodation

Sales area - 1,293 sq ft (120.12 sq m)

Storage - 450 sq ft (41.88 sq m)

Kitchen

WC

Total - 1,743 sq ft (162.00 sq m)

Planning

We understand that the premises currently benefit from planning consent for use as a shop within Class A1 of the Town & Country Planning (Use Classes) Order (as amended). The premises would however suit a variety of alternative uses and interested parties are advised to contact Mid Sussex District Council Planning Department to verify the likelihood of planning consent being obtained for their proposed use.

Terms

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

Guide Rent

£19,750 per annum exclusive.

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.

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

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