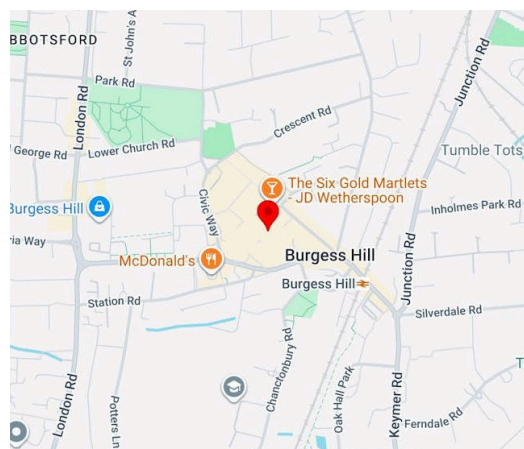




## 12 Market Place, Burgess Hill, RH15 9NP

Retail To Let | £35,000 per annum exclusive of rates, VAT and all other outgoings. | 2,338 sq ft

WELL SIZED RETAIL UNIT TO LET WITHIN MARKET PLACE SHOPPING CENTRE, BURGESS HILL, MID SUSSEX



## Description

A retail unit situated within Market Place shopping centre, the main shopping centre for Burgess Hill. The space is arranged over ground & first floor & also benefits from having a rear loading access. The shop front is situated adjacent to the main entrance to the scheme & as such benefits from a good level of footfall.

## Location

Burgess Hill is a market town located to the north of Brighton & the south of Haywards Heath & Crawley that is at present seeing high levels of investment & development with both a number residential commercial developments taking place at present. Market Place is located in the town centre with good access to Burgess Hill Train Station. Nearby occupiers include Waitrose, KFC, Boots, B&M, Cafe Nero, Specsavers, TG Jones & a host of other independent occupiers.

## Accommodation

Name	sq ft	sq m
Ground	1,701	158.03
1st	637	59.18
<b>Total</b>	<b>2,338</b>	<b>217.21</b>

## Terms

Available to let by way of a new effective, full repairing and insuring lease, lease length to be confirmed. Subject to status, a rental deposit of 3-6 months' rent will be required.

## AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.

## Summary

- Rent: £35,000 per annum exclusive of rates, VAT and all other outgoings.
- Business rates: £6,589.50 per annum based on the 2026 valuation.
- Service charge: A service charge will be payable exact amount TBA
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (64)
- Lease: New Lease

## Contact & Viewings



Max Pollock  
01273 672999 | 07764 794936  
max@eightfold.agency



Alex Gardner  
01273 672999 | 07511 017289  
alex@eightfold.agency



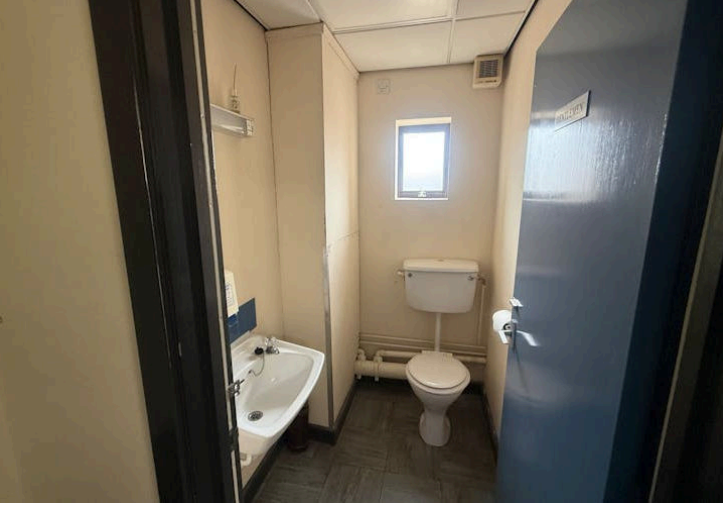
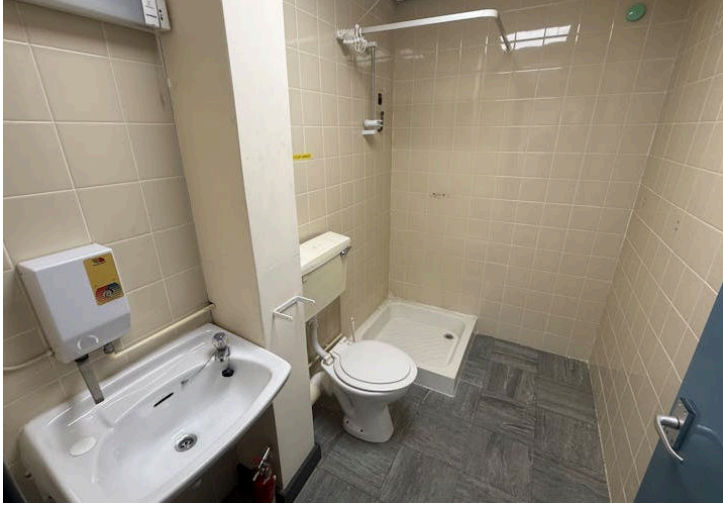
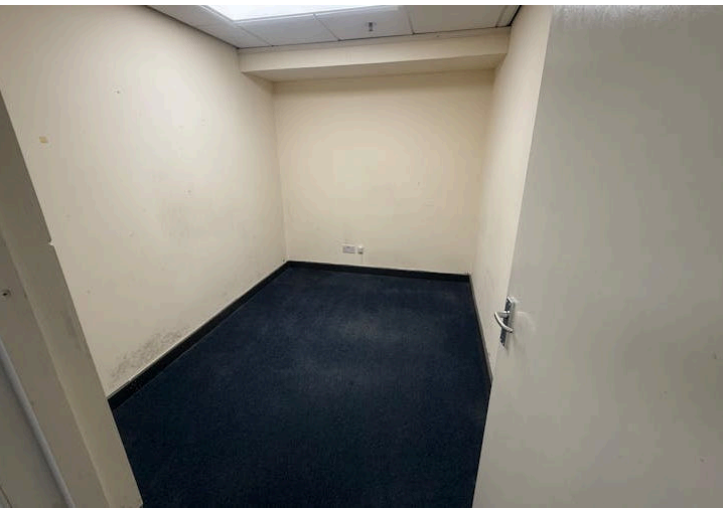
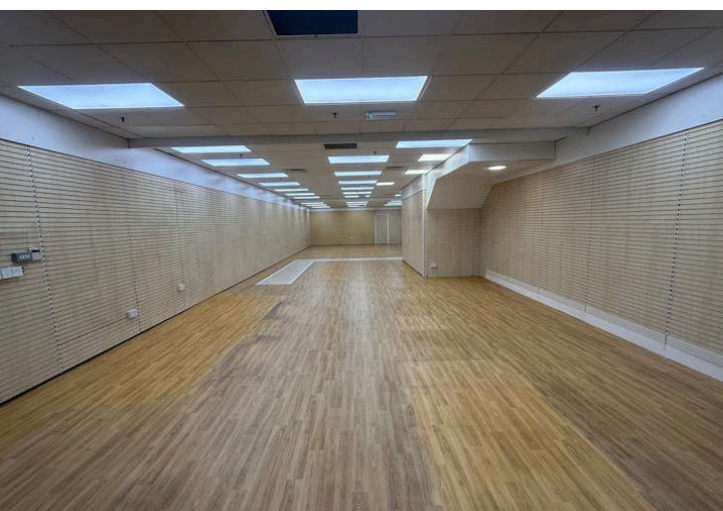
Ben Sykes (Green & Partner  
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ben.sykes@greenpartners.c



Mike Willoughby (Green & F  
02076 594827 | 07810 4802!  
mike.willoughby@greenpa



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# Energy performance certificate (EPC)

UNIT 12 & 12A Market Place Shopping Centre The Martlets BURGESS HILL RH15 9NP	Energy rating <b>C</b>	Valid until: <b>4 October 2027</b>
		Certificate number: <b>9389-3051- 0235-2100- 1025</b>

**Property type** A1/A2 Retail and  
Financial/Professional  
services

**Total floor area** 265 square metres

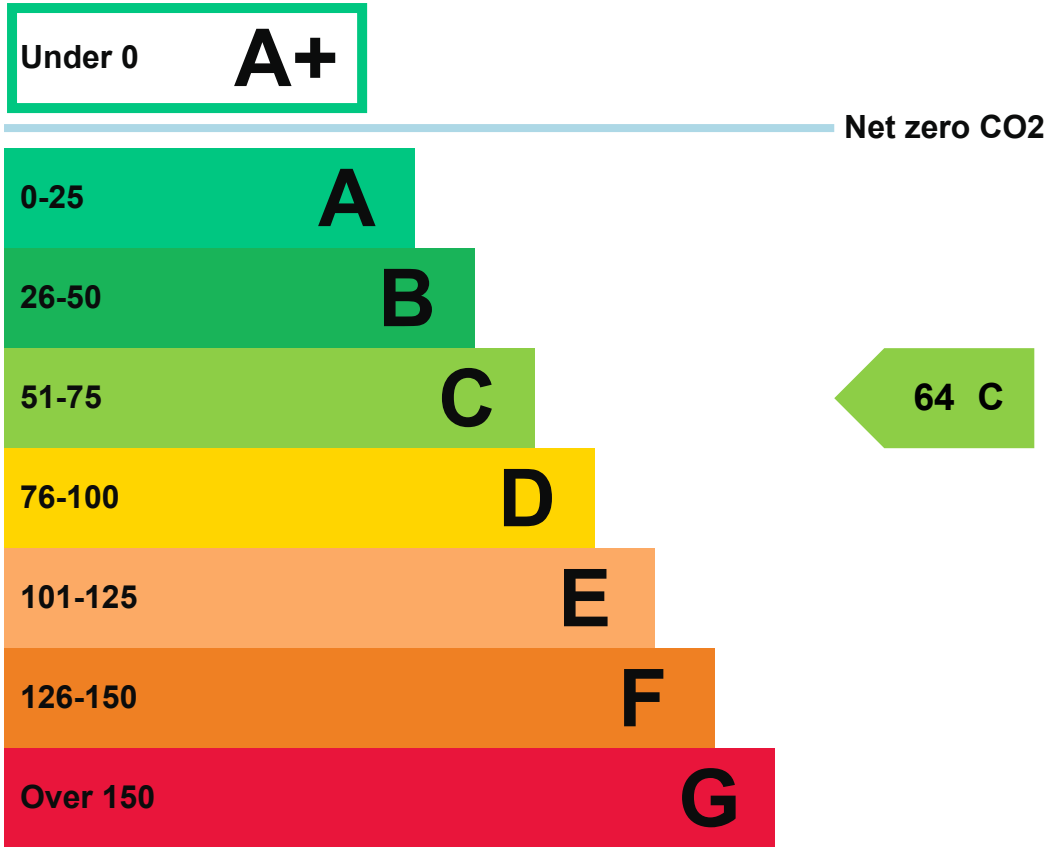
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**



**If typical of the existing stock**



## Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

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<b>Assessment level</b>	4
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	86.12
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	507

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0130-0143-8259-9521-0206\)](/energy-certificate/0130-0143-8259-9521-0206).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

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<b>Assessor's name</b>	Steven McLean - C.Eng MSc
<b>Telephone</b>	01273 561585
<b>Email</b>	<a href="mailto:steve.mclean@led-ltd.co.uk">steve.mclean@led-ltd.co.uk</a>

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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<b>Accreditation scheme</b>	CIBSE Certification Limited
<b>Assessor's ID</b>	LCEA900007
<b>Telephone</b>	020 8772 3649
<b>Email</b>	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

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## About this assessment

<b>Employer</b>	Malcolm Hollis
<b>Employer address</b>	40 Queen Square, Bristol, BS1 4QP
<b>Assessor's declaration</b>	The assessor is employed by the organisation dealing with the property transaction.
<b>Date of assessment</b>	29 September 2017
<b>Date of certificate</b>	5 October 2017

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

### OGL

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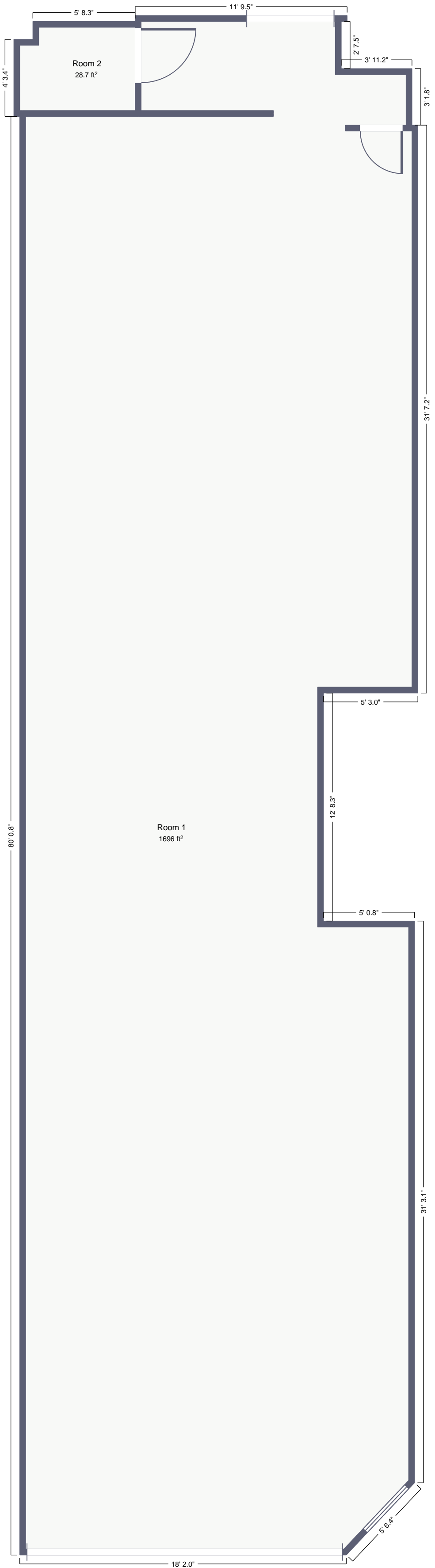
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# Floorplan

12 Market Place, Burgess Hill, England

Approximately 1802 ft<sup>2</sup> total



12 Market Place, Burgess Hill, RH15

