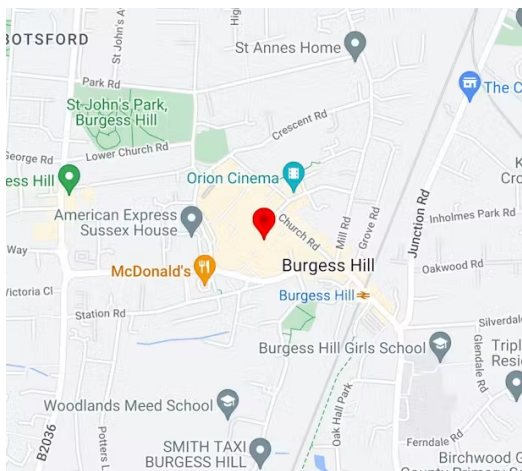


WE'RE NEVER FAR AWAY
You can still shop online at [argos.co.uk](https://www.argos.co.uk)

21B Market Place, Burgess Hill, RH15 9NP

Retail To Let | £75,000 per annum exclusive of rates, VAT & all other outgoings. | 4,284 sq ft

SUBSTANTIAL RETAIL UNIT WITHIN MID SUSSEX SHOPPING CENTRE



Description

Comprising a triple fronted retail unit that is predominantly open plan with rear office & WC facilities. The property benefits from 2 roller shutters as well as rear access for loading. The unit also has good ceiling height of approx. 12'7".

Location

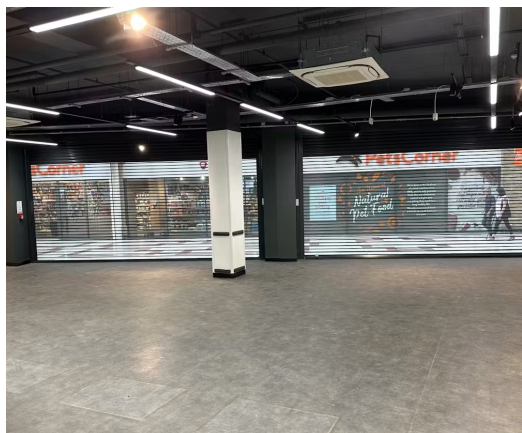
The property is situated within The Market Place Shopping Centre in Burgess Hill. Burgess Hill is a market town with good connections to both Brighton & London via its positioning on the London to Brighton train line. Nearby occupiers include Waitrose, KFC, Boots, B&M, Cafe Nero, Specsavers, W H Smith & a host of other independent occupiers.

Accommodation

Name	sq ft	sq m
Ground - Sales	3,896	361.95
Ground - Floor Ancillary	388	36.05
Total	4,284	398

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term of 10 years. The lease will be excluded from the landlord & tenant act.



Summary

- Rent: £75,000 per annum exclusive of rates, VAT & all other outgoings.
- Business rates: £31,941 per annum based on 1 April 2023
- Rateable value: £58,500
- Service charge: The service charge for the current year is £21,309.03. This is subject to change.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (58)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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



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

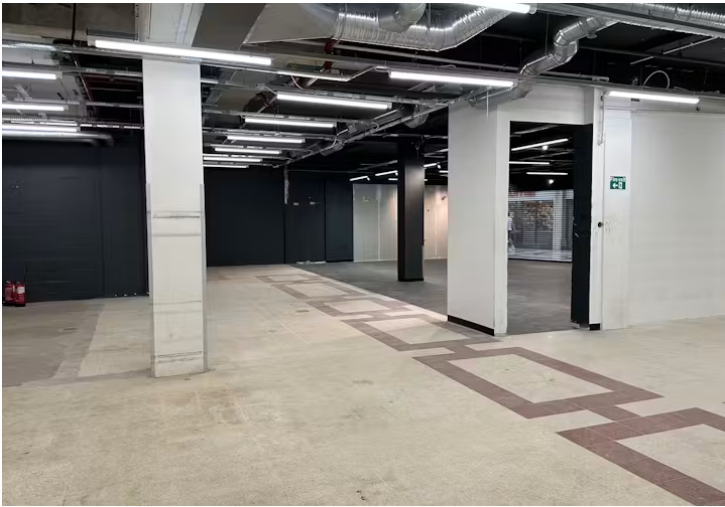
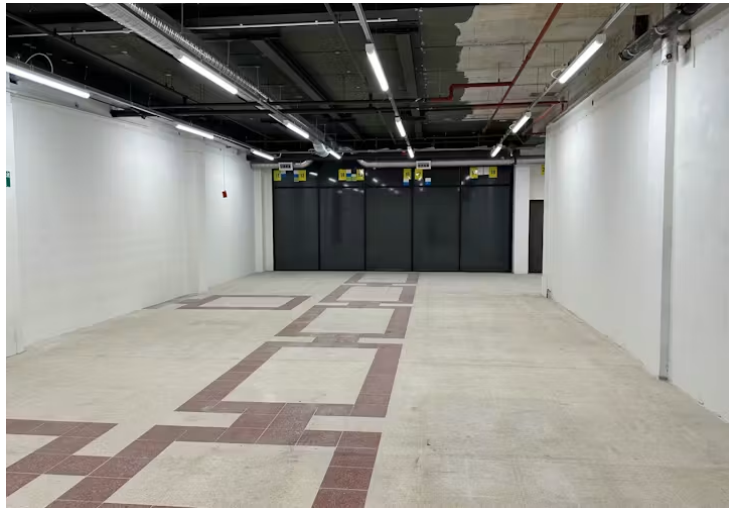
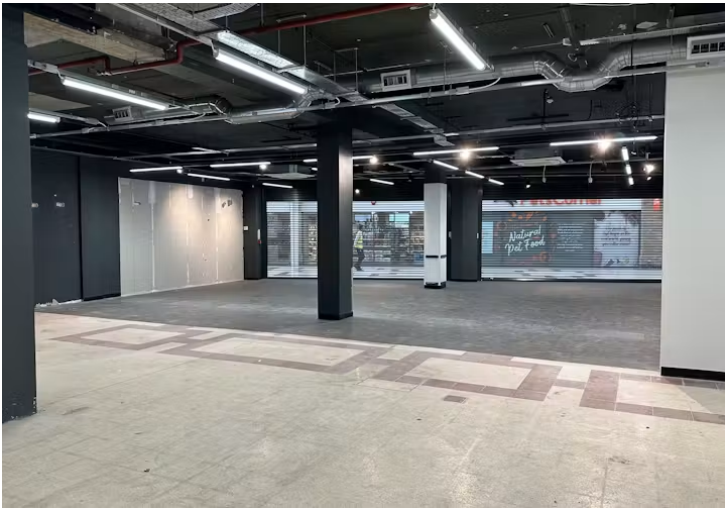


Mike Willoughby (Green & Partners)
02076 594827 | 07810 48021
mike.willoughby@greenpartners.com



Ben Sykes (Green & Partners)
07572 075103
ben.sykes@greenpartners.com

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5



Energy performance certificate (EPC)

Unit 21B Market Place Shopping Centre Burgess Hill RH16 9NP	Energy rating C	Valid until: 28 July 2031 Certificate number: 6525-6528-5055-0426-4191
---	---------------------------	---

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

406 square metres

Rules on letting this property

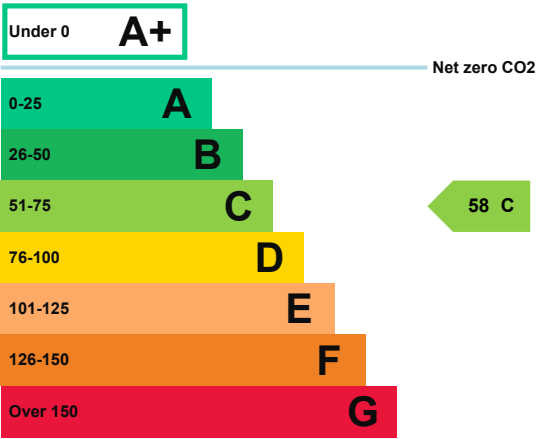
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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	25 A
If typical of the existing stock	73 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	93.25
Primary energy use (kWh/m2 per year)	552

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0065-6755-0520-3484-3480\)](#).

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.

Assessor's name	Samuel Watkinson
Telephone	07960632378
Email	samrobertwatkinson@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023395
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Sam Watkinson
Employer address	24 High Street, Houghton Conquest, Bedfordshire, MK45 3LL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 July 2021
Date of certificate	29 July 2021

21 B market place, ground floor

Approximately 4349 sf total

