

41 Church Road, Burgess Hill, RH15 9BB

Retail To Let | £25,000 per annum Exclusive of rates, VAT and all other outgoings. | 1,367 sq ft

PROMINENT RETAIL UNIT AVAILABLE IN HIGH FOOTFALL LOCATION.- SUBJECT TO VACANT POSSESSION

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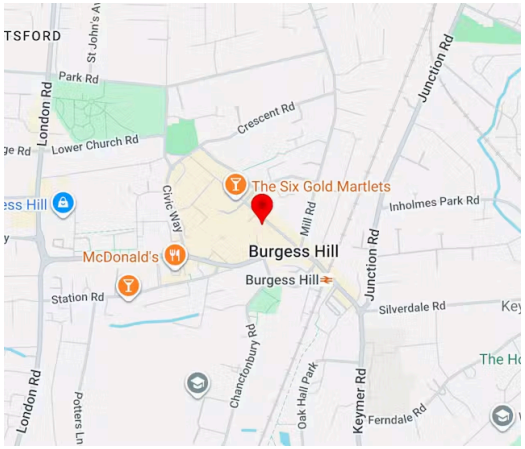

Description

Comprising a retail unit arranged over ground & first floor. The unit previously traded as a tanning salon & had quite an extensive refurbishment in recent years.

Location

Burgess Hill is a Mid Sussex town located to the north of Brighton and south of Haywards Heath, with easy access to the A23 located west and also on the London to Brighton trainline. The property is situated in a prominent position on the southern side of church road in Burgess Hill Town Centre close to the junction with Church Walk and Cyprus road. Forming part of the Market Place shopping centre which is accessed to the east of the unit where a number of multiple occupiers are located, such as Waitrose, Boots, Cafe Nero, Greggs and B&M. In addition to this are a number of independent occupiers including restaurants, coffee shops and estate agents.

Accommodation

Name	sq ft	sq m
Ground	860	79.90
1st	507	47.10
Total	**1,367**	**127**

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years outside of the landlord & tenant act. Please note that the property is elected for VAT whilst a service charge will be payable, it will be required to share turnover figures with the management team & a green policy is in place for the scheme in respect of works carried out to the unit. SUBJECT TO VACANT POSSESSION.

Summary

- Rent: £25,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £7,992 per annum based on the 2026 valuation.
- Rateable value: £18,500
- Service charge: A service charge will be payable. Further details are available on request.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (79)
- Lease: New Lease
- Terms: 10 years

Further information

- View details on our website
- View Microsite

Contact & Viewings



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Energy performance certificate (EPC)

41 Church Road BURGESS HILL RH15 9BB	Energy rating **D**	Valid until:	**3 July 2033**
		Certificate number:	**0006-4667-9682-3267-6553**

Property type	Retail/Financial and Professional Services
Total floor area	133 square metres

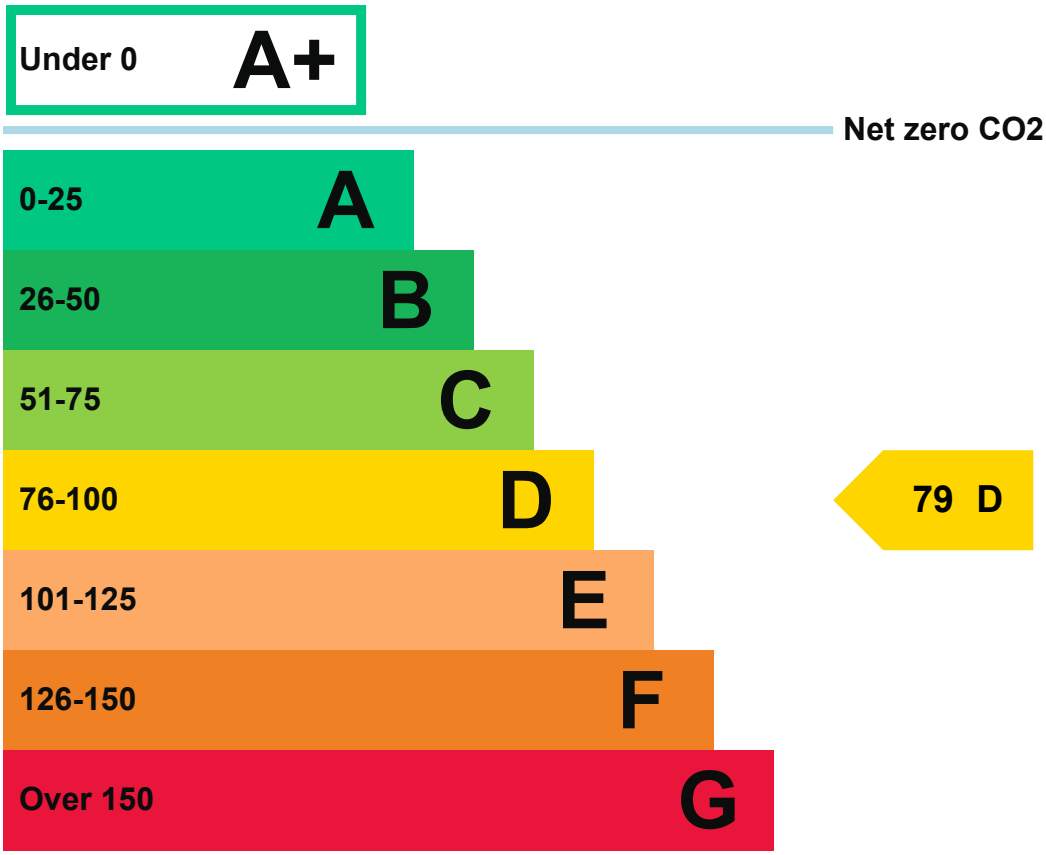
Rules on letting this property

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).

Energy rating and score

This property's energy rating is D.



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 13 A

If typical of the existing stock 53 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO2/m2 per year)	25.61
Primary energy use (kWh/m2 per year)	272

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0443-9816-5442-6154-6110).

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	Ian Jones
Telephone	08081751000
Email	info@fhpess.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/021170
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	FHP Ess
Employer address	17 Bevis Marks London EC3A 7LN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2023
Date of certificate	4 July 2023

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

OGL

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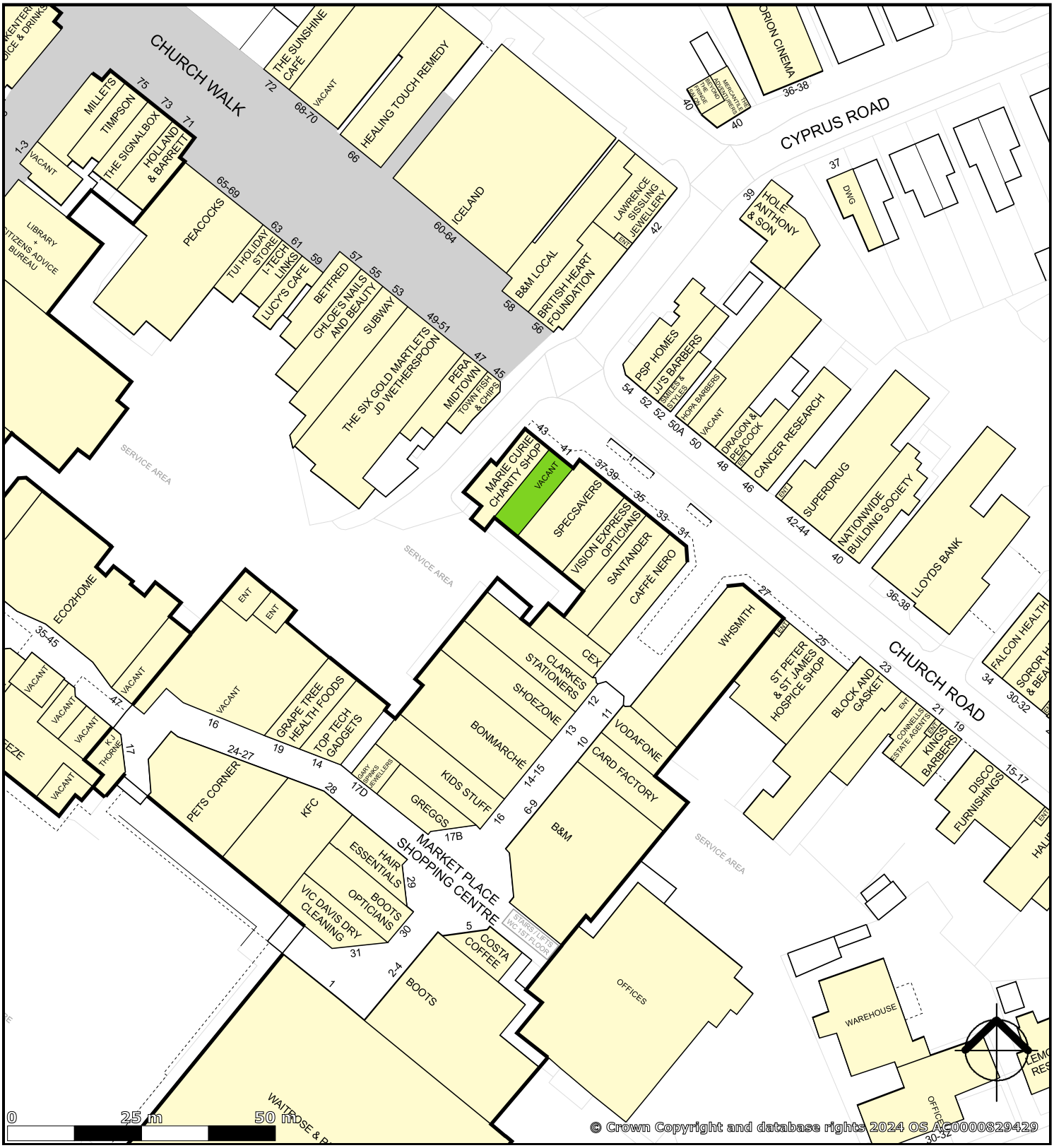

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