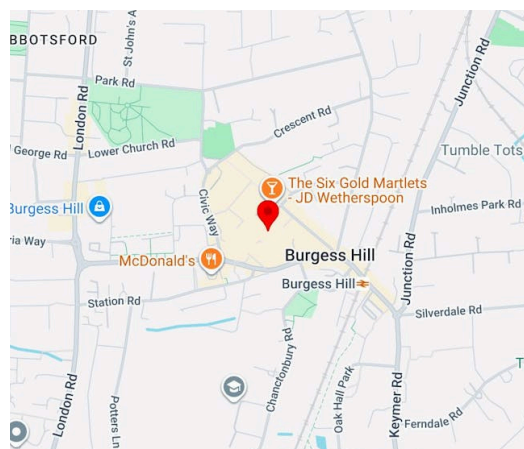




12 Market Place, Burgess Hill, RH15 9NP

Retail To Let | £35,000 per annum exclusive of rates, VAT and all other outgoings. | 2,458 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	1,802	167.41
1st	656	60.94
Total	2,458	228.35

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

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

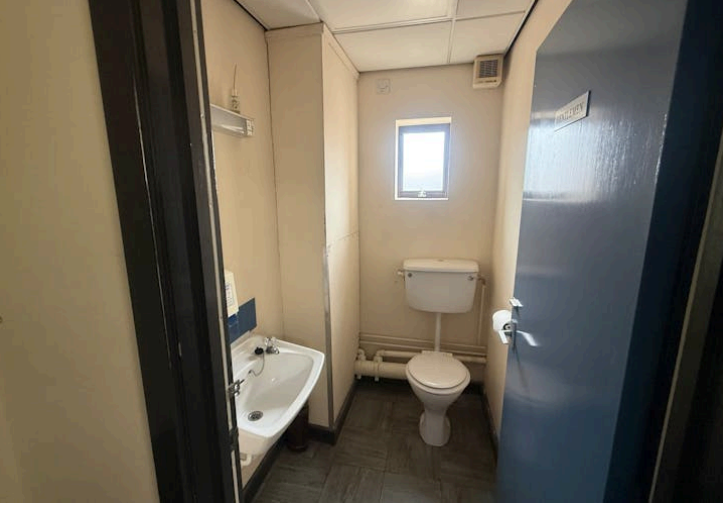
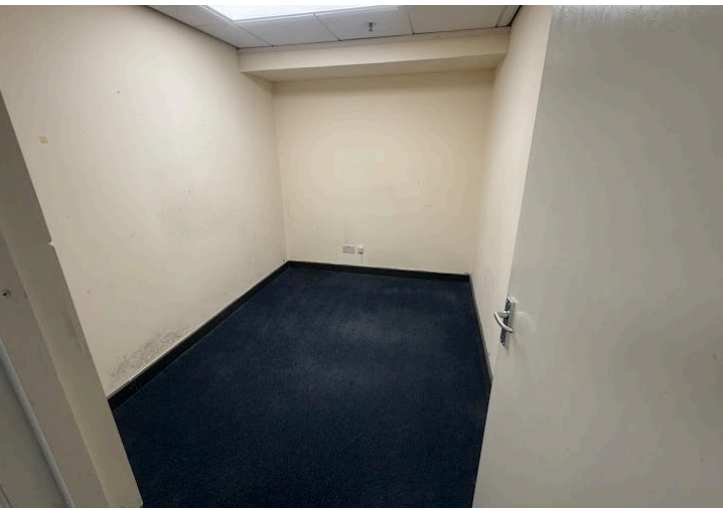
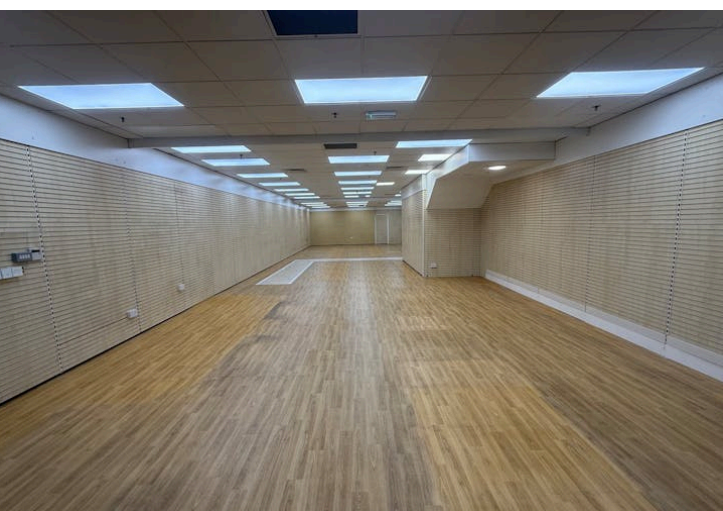


Ben Sykes (Green & Partner)
07572 075103
ben.sykes@greenpartners.c



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

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 2025. 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 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

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

Property type A1/A2 Retail and
Financial/Professional
services

Total floor area 265 square metres

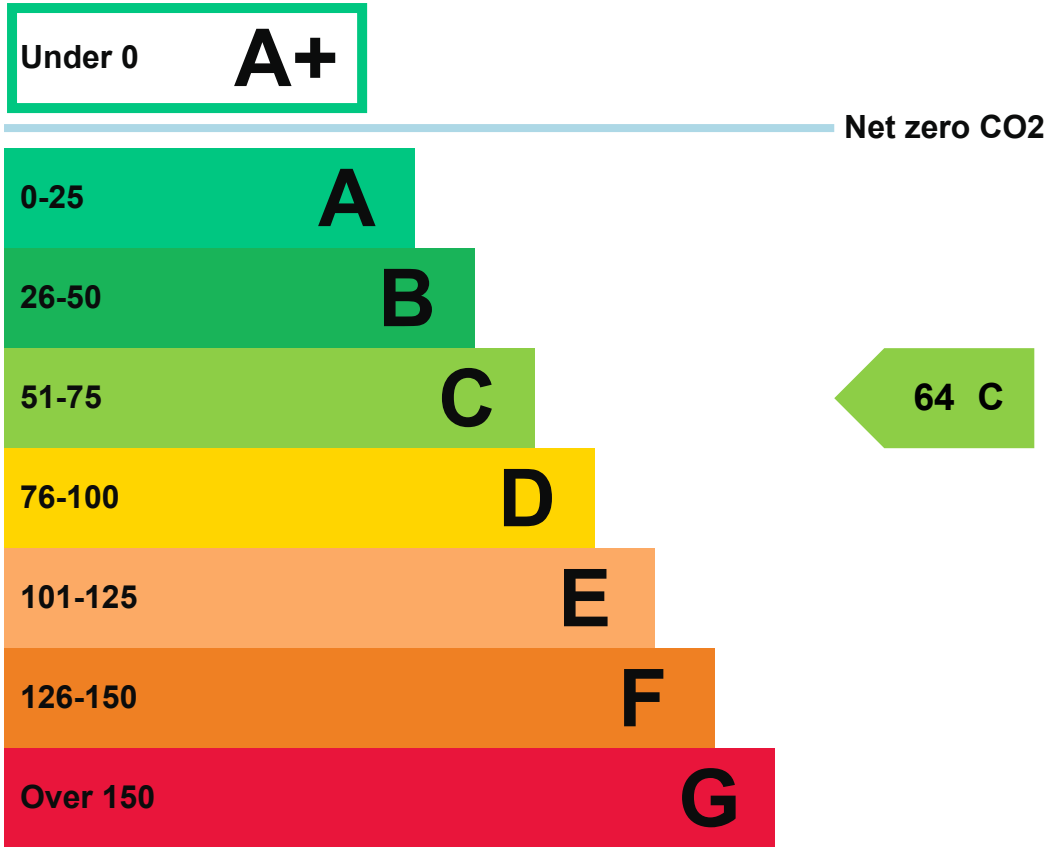
Rules on letting this property

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

35 B

If typical of the existing stock

101 E

Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level	4
Building emission rate (kgCO₂/m² per year)	86.12
Primary energy use (kWh/m² per year)	507

► [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.

Assessor's name	Steven McLean - C.Eng MSc
Telephone	01273 561585
Email	steve.mclean@led-ltd.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA900007
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

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

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated

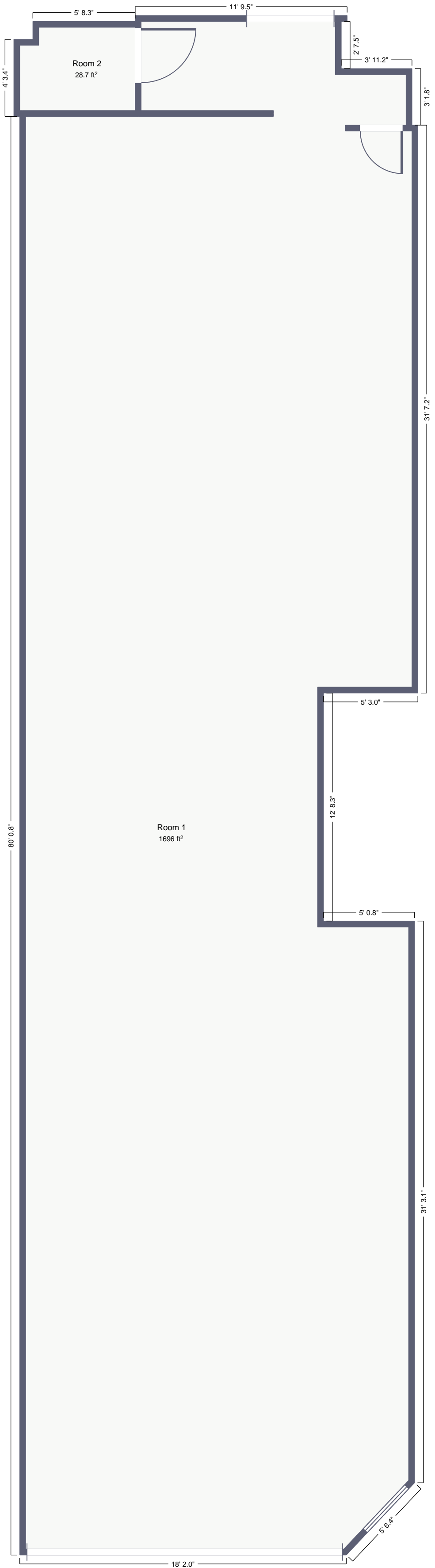


© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)

Floorplan

12 Market Place, Burgess Hill, England

Approximately 1802 ft² total



12 Market Place, Burgess Hill, RH15

