

TO LET

RETAIL UNIT AVAILABLE IN TOWN CENTRE
963 SQ FT/89.47 SQ M

23 Station Road, Burgess Hill, RH15 9DE



Summary

Available Size	963 sq ft
Rent	£20,500 per annum exclusive
Business Rates	Rateable Value of £12,500 with a UBR of 49.9 p in £. Small business rates relief is available, subject to the status of the tenant.
EPC Rating	Upon enquiry

Location

The premises are situated on the southern side of Station Road, in the middle of a terrace of commercial properties that sit between the junctions of Wolstonbury Way and Queens Crescent. Station Road is the principal thoroughfare through the town linking the town centre with Burgess Hill's mainline railway station and beyond. The town otherwise has excellent road connections served by the A273 which links the main A23 London to Brighton trunk road providing access to London to the north via the M23 and Brighton & the south coast to the south. Burgess Hill's mainline railway station is located only 2 minutes by foot from the premises, providing easy access to the South Coast, London Victoria and beyond.

Description

The property comprises a mid-terraced 2-storey premises providing a large retail unit at ground floor via an arcade frontage, which leads into a rear partitioned office/kitchen area and WC.

The premises benefit from the following amenities:

Specification

- Vinyl Strip Flooring
- Air conditioning units
- Suspended Ceiling
- Inset spotlights

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Retail	963	89.47
Total	963	89.47

Lease

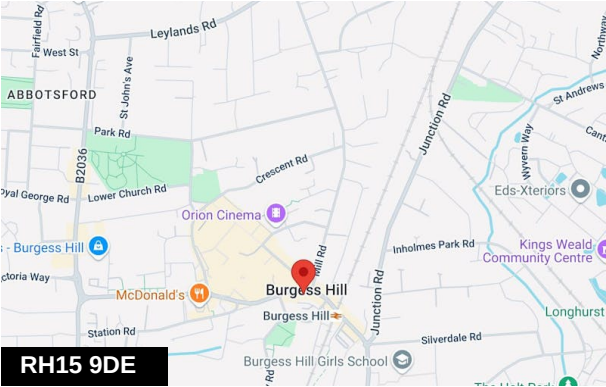
The premises are available by way of a new lease on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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