



INVESTMENT FOR SALE

**33,33A,35 &35A STATION ROAD**

Burgess Hill, RH15 9DE

**MIXED COMMERCIAL & RESIDENTIAL  
INVESTMENT FREEHOLD FOR SALE**

2,868 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:www.eightfold.agency

# Summary

<b>Available Size</b>	2,868 sq ft
<b>Price</b>	Offers in the region of £695,000 for the freehold interest subject to the existing tenancies
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Property graded as C-E

## Description

The ground floor commercial units are currently occupied by Smoque burgers at unit 33 and Generous Kebabs at unit 35. The self contained flat of 33a is accessed at the front of the property whilst 35a is accessed from the rear. The flats comprises 2 bedrooms, living room, kitchen and bathroom. The property also has a parking space to the rear of the property. The flat was converted in 2021 under the planning reference DM/21/3397.

## Location

This property is situated centrally on the busy Station Road in Burgess Hill Town Centre. Up the road you have Burgess Hill Railway Station, with regular trains coming from London and Brighton. Market Place shopping arcade where Waitrose, Wilkinson's & Boots are located nearby. Other nearby occupiers include Cafe Nero, Nationwide, Specsavers & Uncle Sam's as well as a number of local independent traders.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 33 Station Road Commercial Unit	629	58.44
Unit - 35 Station Road Commercial Unit	715	66.43
1st - 33 Station Road First Floor Flat	700	65.03
1st - 35 Station Road First Floor Flat	824	76.55
<b>Total</b>	<b>2,868</b>	<b>266.45</b>

## Tenancies

33 -Ground floor let to private individual trading as Smoque Burgers on a 10 year lease from 8 September 2016 at a passing rent of £12,900 per annum exclusive. The flat is let on an assured shorthold tenancy at a rent of £1,250 pcm (£15,000 pa).

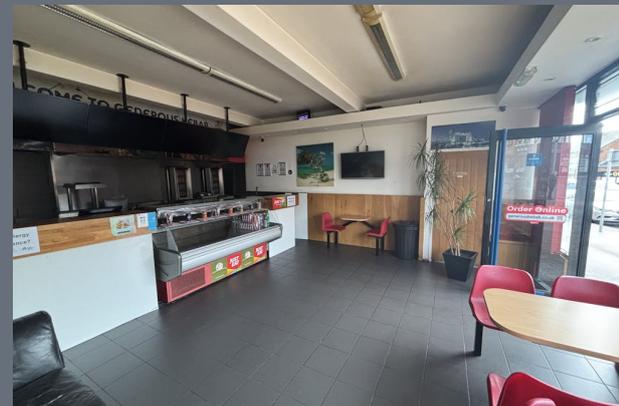
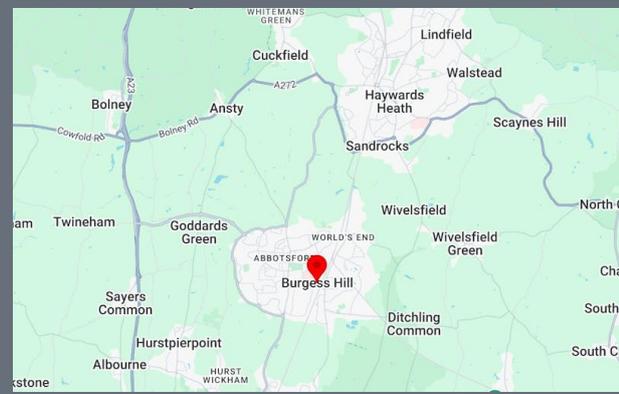
35-Ground floor commercial unit is let to two private individual trading as Generous Kebabs on a 12 year lease from 25 March 2016 at a passing rent of £12,650 per annum exclusive. The flat is let on an assured shorthold tenancy at a rent of £1,250 pcm (£15,000 pa)

## Terms

The freehold investment is available to purchase with offers invited in excess of £695,000 for the freehold interest subject to the existing tenancies.

## 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.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**Alex Gardner**

01273 672999 | 07511 017289  
alex@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/02/2026



# Energy performance certificate (EPC)

35A Station Road BURGESS HILL RH15 9DE	Energy rating <b>E</b>	Valid until: <b>4 July 2032</b>
		Certificate number: <b>0657-7021-5313-5832-9210</b>

Property type	Top-floor flat
Total floor area	66 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	53 E	53 E
21-38	<b>F</b>		
1-20	<b>G</b>		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.29 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.16 W/m <sup>2</sup> K	Good
Floor	Average thermal transmittance 0.25 W/m <sup>2</sup> K	Good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, electric	Very poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

### Primary energy use

The primary energy use for this property per year is 277 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£1,157 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 3,917 kWh per year for heating
- 1,710 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is D. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 3.1 tonnes of CO<sub>2</sub>

This property's potential production 3.1 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Steps you could take to save energy

The assessor did not make any recommendations for this property.

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
  - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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## 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	Dominic Bibby
Telephone	01903 884357
Email	<a href="mailto:dominic@thermenergy.co.uk">dominic@thermenergy.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034470
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	5 July 2022
Date of certificate	5 July 2022
Type of assessment	<a href="#">SAP</a>

# Energy performance certificate (EPC)

35 Station Road BURGESS HILL RH15 9DE	Energy rating	Valid until: 21 February 2026
	<b>C</b>	Certificate number: 9845-3052-0560-0900-2125

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	70 square metres

## Rules on letting this property

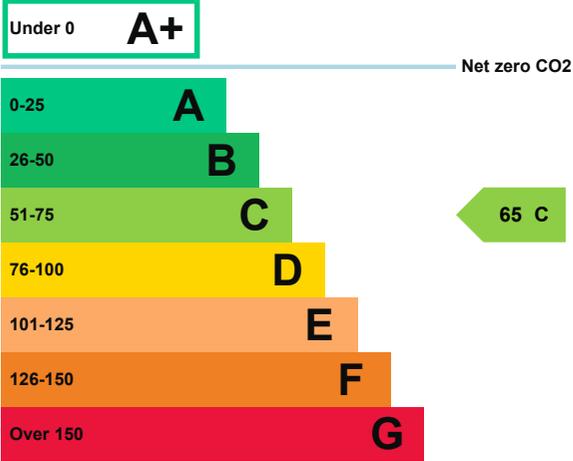
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's 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

36 B

If typical of the existing stock

104 E

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	102.86

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0280-0946-4509-5522-1006\)](/energy-certificate/0280-0946-4509-5522-1006).

## 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	Keith Fox
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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.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO000531
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

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### About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 February 2016
Date of certificate	22 February 2016

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# Energy performance certificate (EPC)

33 Station Road BURGESS HILL RH15 9DE	Energy rating	Valid until: <b>6 October 2027</b>
	<b>D</b>	Certificate number: <b>9373-3040-0730-0990-3401</b>

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	63 square metres

## Rules on letting this property

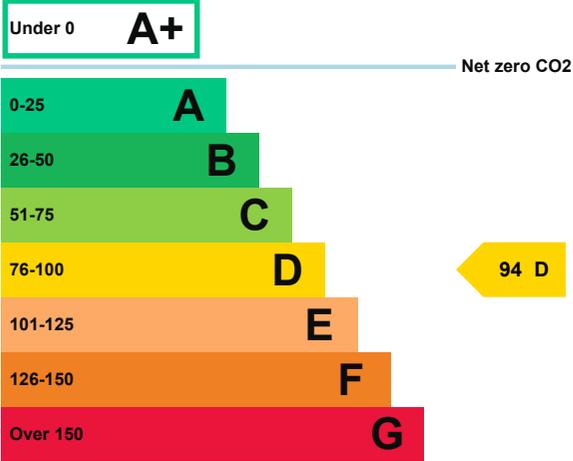
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's 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

35 B

If typical of the existing stock

103 E

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	224.89
Primary energy use (kWh/m <sup>2</sup> per year)	1330

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0330-0943-7709-3400-4092\)](#).

## 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	Stuart Foster
Telephone	01273 458484
Email	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>

### 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/007985
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Skyline Energy Assessors
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 October 2017
Date of certificate	7 October 2017

# Energy performance certificate (EPC)

33A Station Road BURGESS HILL RH15 9DE	Energy rating	Valid until: 4 July 2032
	<b>E</b>	Certificate number: 6222-5933-5200-1345-1206

Property type	Top-floor flat
Total floor area	70 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

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For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
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Main heating	Boiler and radiators, electric	Very poor
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Secondary heating	None	N/A
Air tightness	(not tested)	N/A

### Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£1,374 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 4,486 kWh per year for heating
- 1,751 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is D. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 2.9 tonnes of CO<sub>2</sub>

This property's potential production 2.9 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
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Date of certificate	5 July 2022
Type of assessment	<a href="#">SAP</a>