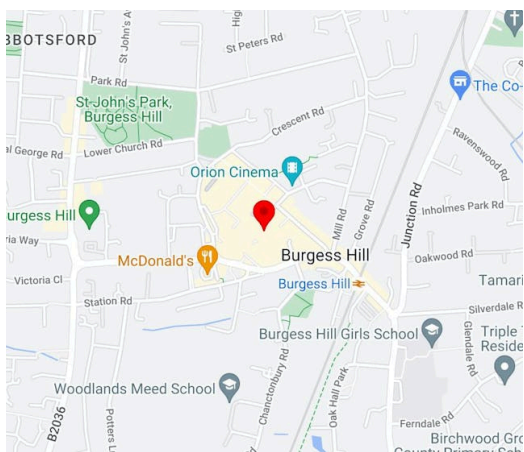


THE GODFATHER

5 Market Place, Burgess Hill, RH15 9NP

Retail, High Street Retail, Retail - In Town, Shopping Centre To Let | £17,500 per annum exclusive of rates, service charge, VAT & all other outgoings. | 582 sq ft

PROMINENT RETAIL UNIT SITUATED WITHIN ESTABLISHED SHOPPING CENTRE



Description

A prominent ground floor retail unit situated within the established Market Place Shopping Centre. The unit also benefits from rear access for deliveries.

Location

Burgess Hill is a market town located to the north of Brighton & the south of Haywards Heath & Crawley. 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, TJ Jones & a host of other independent occupiers.

Accommodation

Name	sq ft	sq m
Ground	582	54.07
Total	582	54.07

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.



Summary

- Rent: £17,500 per annum exclusive of rates, service charge, VAT & all other outgoings.
- Business rates: £3,820 per annum This premises may qualify for 100% small business rate relief subject to conditions
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (32)
- 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

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



Energy performance certificate (EPC)

5 Market Place BURGESS HILL RH15 9NP	Energy rating	Valid until:	3 July 2033
	B	Certificate number:	3325-3816-8509-3334-0119

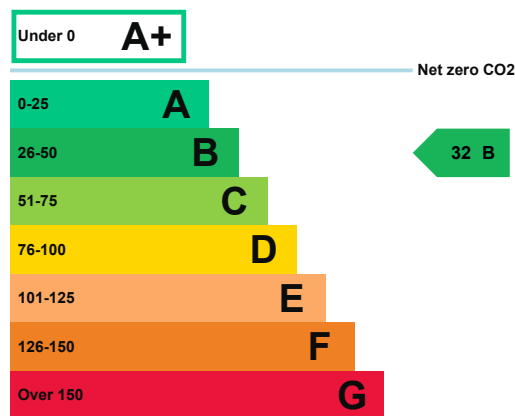
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	63 square metres

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 B.



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

16 A

If typical of the existing stock

65 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 (kgCO ₂ /m ² per year)	30.22
Primary energy use (kWh/m ² per year)	323

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3461-2499-9268-3756-6358\)](/energy-certificate/3461-2499-9268-3756-6358).

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@fhpecc.com

Contacting the accreditation scheme

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

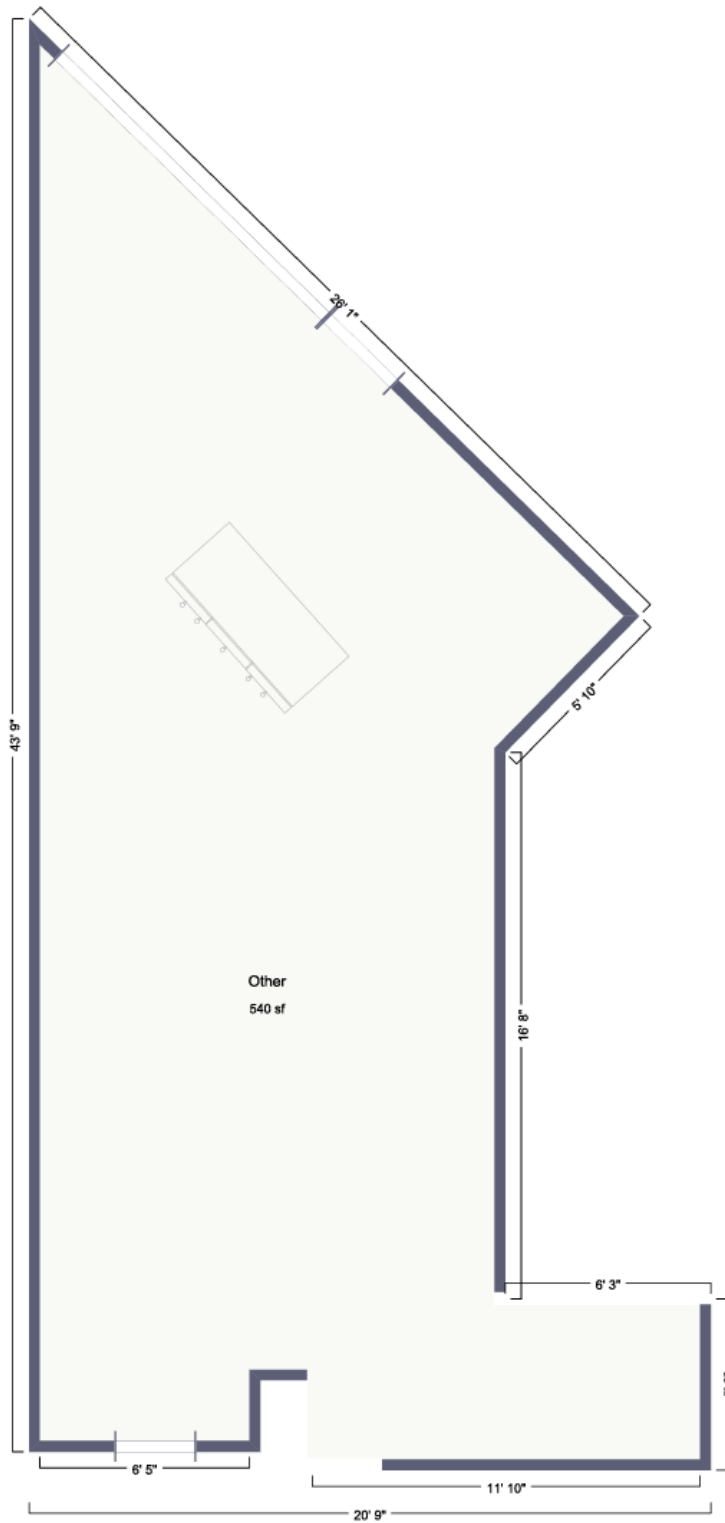
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021170
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

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

5 Market Place Burgess Hill

Not to scale & for indicative purposes only



5 Market Place, Burgess Hill, RH15

