



8 Church Road
Burgess Hill, RH15 9AE

**MIXED USE, FULLY LET,
FREEHOLD INVESTMENT
FOR SALE IN MID SUSSEX**

1,348 sq ft
(125.23 sq m)

- £450,000 For The Freehold Interest.
- Comprising Fully Let Retail Unit & 2 Self Contained 1 Bedroom Flats
- Desirable Mid Sussex Location
- Situated Close To Station
- Gross yield of 7.53%

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Summary

Available Size	1,348 sq ft
Price	Offers in the region of £450,000
Rates Payable	£4,241.50 per annum
Rateable Value	£8,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

An attractive terraced building arranged over ground, 1st & 2nd floors. The Ground floor retail unit is let to The Vapour Trail Two Ltd (08205043) with a company guarantee from the The Vapour Trail (Silverhill) Limited (11662351) by way of an effective full repairing & insuring lease from 31st of May2023 for a term of 10 years with provision for a tenant only breaks on the 3rd & 7th anniversaries & a rent review on the 5th anniversary at a rent of £15,000 per annum. The lease is subject to a schedule of condition & the landlord also holds a 3 month rent deposit. On the upper floors are 2 self contained 1 bedroom flats. 8a is currently let by way of a AST from 2nd October 2023 at a rent of £850 PCM whilst 8b is let from 24 February 23 on a 12 month tenancy at a rent of £725 PCM.

Location

The property is situated in a convenient spot on the north eastern side of Church Road in Burgess Hill Town Centre close to Burgess hill Train Station situated on the London to Brighton line. Market Place shopping arcade where Waitrose, Wilkinson's & Boots are located. Other nearby occupiers include Cafe Nero, Nationwide, Specsavers & Uncle Sam's as well as a number of local independent traders.

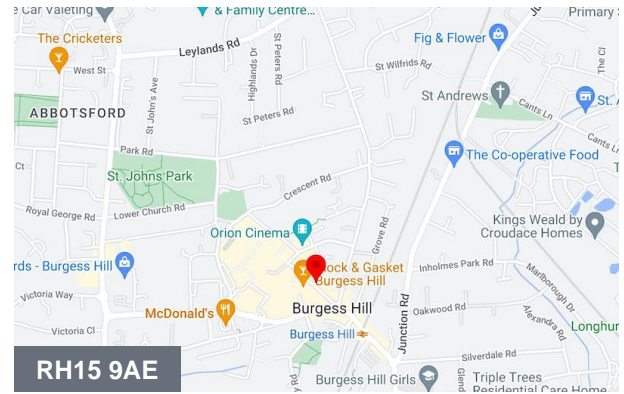
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit- Let to The Vapour Trail Two Ltd (08205043) by way of an effective full repairing & insuring lease from 31st of May2023 for a term of 10 years at a rent of £15,000 per annum.	731	67.91
1st - 8A- 1 bedroom flat- let on a tenancy commencing 2nd October 2023 at a rent of £850 PCM	358	33.26
2nd - 8b- 1 bedroom flat- Let on a AST for a term of 12 months from 24 February 2023 at a rent of £725 PCM	259	24.06
Total	1,348	125.23

Terms

Offers are invited for the freehold interest in the region of £450,000 with the benefit of the existing tenancies. Based on the total annual income of £33,900 a purchase at this level would produce a gross yield of 7.53%.



Viewing & Further Information



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Jack Bree

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jack@eightfold.agency





Energy performance certificate (EPC)

8 Church Road
BURGESS HILL
RH15 9AE

Energy rating

C

Valid until: 22 January 2033

Certificate number: 7843-0226-8663-0708-4783

Property type

Retail/Financial and Professional Services

Total floor area

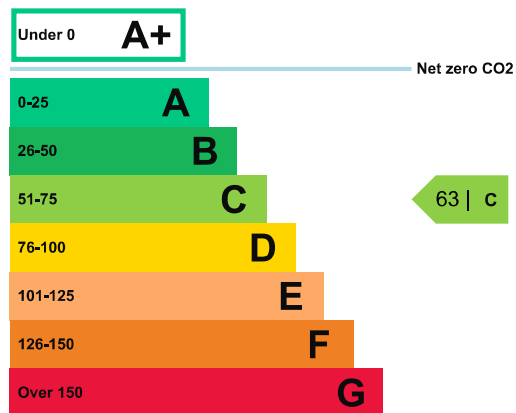
62 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 | A

If typical of the existing stock

33 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

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)

26.3

Primary energy use (kWh/m² per year)

277

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9828-8113-5967-1589-4135\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	John Hale
Telephone	07918 108 060
Email	john@freshepc.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019622
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	John Hale
Employer address	17 Hormare Crescent, Storrington, Pulborough, West Sussex, RH20 4QT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 January 2023
Date of certificate	23 January 2023

Estate Agents, 8 Church Road, Burgess Hill, RH15

