



21 Market Place

Burgess Hill, RH15 9NP

**Prominent corner retail unit
situated within established
Mid Sussex shopping centre.**

959 sq ft
(89.09 sq m)

- RENT- £23,500PAX
- PROMINENT CORNER PREMISES
- DESIRABLE MID SUSSEX LOCATION

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Summary

Available Size	959 sq ft
Rent	£23,500 per annum exclusive of rates VAT & all other outgoings.
Rates Payable	£6,237.50 per annum Based on the rateable value above the occupier subject to conditions may qualify for 100% small business rate relief.
Rateable Value	£12,500
Service Charge	TBA
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

Situated in a very prominent position with Market Place Shopping Centre the property comprises a ground floor unit with return frontage that has until recently traded as a hairdressers. The space is predominately an open plan retail space with a WC & kitchen area to the rear of the unit.

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, Wilkinson's, Costa & WH Smith in addition to a number of independent operators.

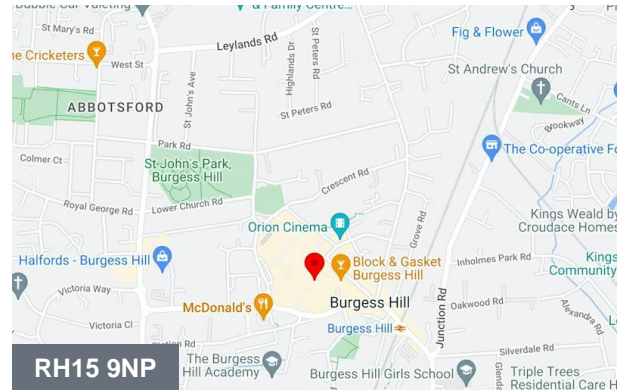
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales area	874	81.20
Ground - Kitchen and WC	86	7.99
Total	960	89.19

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 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.



Viewing & Further Information



Max Pollock

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max@eightfold.agency



Jack Bree

01273 109121

jack@eightfold.agency





Energy performance certificate (EPC)

21 Market Place
The Martlets
BURGESS HILL
RH15 9NP

Energy rating

C

Valid until: 11 October 2028

Certificate number: 9224-3001-0080-0100-4791

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

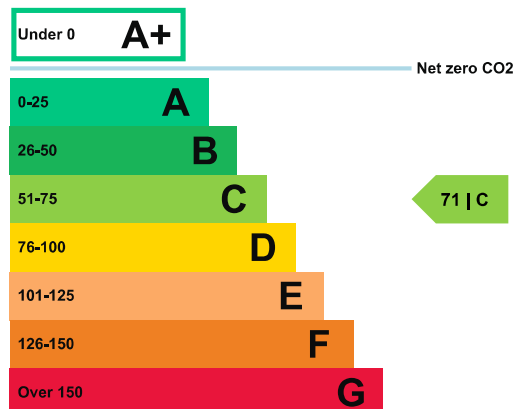
101 square metres

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

33 | B

If typical of the existing stock

97 | D

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
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Building environment	Air Conditioning
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Assessment level	4
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Building emission rate (kgCO ₂ /m ² per year)	98.25
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Primary energy use (kWh/m ² per year)	581
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0420-0148-2009-4091-7002\)](#).

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

Accreditation scheme contact details

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

Assessment details

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	14 September 2018
Date of certificate	12 October 2018
