



OFFICE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

GROUND FLOOR

66 Church Walk, Burgess Hill, RH15 9AU

A MIX OF MULTI USE UNITS FORMING PART OF
THIS EXCITING NEW MIXED USE DEVELOPMENT
IN THE HEART OF A MID SUSSEX MARKET TOWN

237 TO 3,205 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	237 to 3,205 sq ft
Rent	£7,250.00 - £66,650.00 per annum exclusive of rates VAT & all other outgoings.
Business Rates	TBA
Service Charge	There will be a service charge for a fair proportion of costs.
VAT	Applicable
Legal Fees	Tenant to pay £1000 plus VAT towards the landlords legal costs.
EPC Rating	D (80)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Ground - Unit 1	571	53.05	£15,250 /annum exclusive of rates VAT & all other outgoings	Available
Ground - Unit 2	237	22.02	£9,950 /annum exclusive of rates VAT & all other outgoings	Under Offer
Ground - Unit 3	269	24.99	£9,950 /annum exclusive of rates, VAT & all other outgoings	Under Offer
Ground - Unit 4	463	43.01	£10,250 /annum exclusive of rates, VAT & all other outgoings	Available
Basement - Studio	786	73.02	£7,250 /annum exclusive of rates, VAT & all other outgoings.	Available
Ground - 66a Church Walk	879	81.66	£14,000 /annum exclusive of rates, VAT & all other outgoings	Available
Total	3,205	297.75		

Description

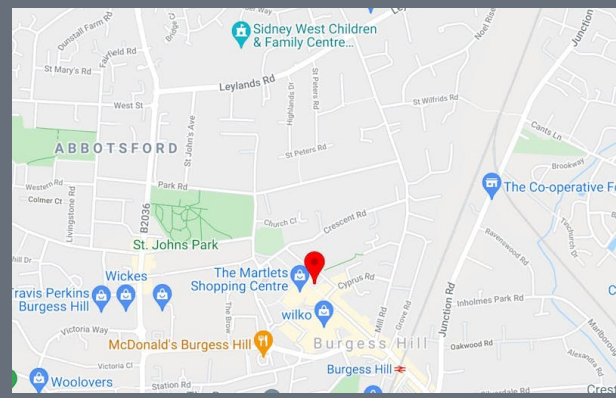
Forming the ground floor & basement of this imposing building that has recently been subject of development on the upper floors to create 12 apartments. The ground floor has been split to provide 4 new units at the front of the building, whilst the rear unit at 66a will remain as previous. The new units will be provided in a white box format with new shopfronts.

Location

Burgess Hill is located in the county of West Sussex & is situated approximately 10 miles north of Brighton and about 39 miles south of London. The property is situated within the pedestrianised area of Church Walk, Burgess Hill close to Cyprus Road Car Park is located, whilst the station is only a short walk away. Nearby occupiers include Iceland, Specsavers, Waitrose, Nationwide & Cafe Nero.

Terms

Available by way of new effective full repairing & insuring leases for a minimum term of 5 years with rent reviews at appropriate intervals. A rent deposit of up to 6 months rent plus notional VAT will be required subject to status. ESTATES AGENT ACT 1979-It should be noted under the above act that a director of the company that owns the above property is a connected party to a director of this firm.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

Jack Bree

01273 672999
jack@eightfold.agency

Eightfold Property

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Energy performance certificate (EPC)

Cheltenham & Gloucester Plc
66 Church Walk
BURGESS HILL
RH15 9AU

Energy rating

D

Valid until

14 March 2022

Certificate number

0892-9072-6230-2400-3203

Property type

B1 Offices and Workshop businesses

Total floor area

641 square metres

Rules on letting this property

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

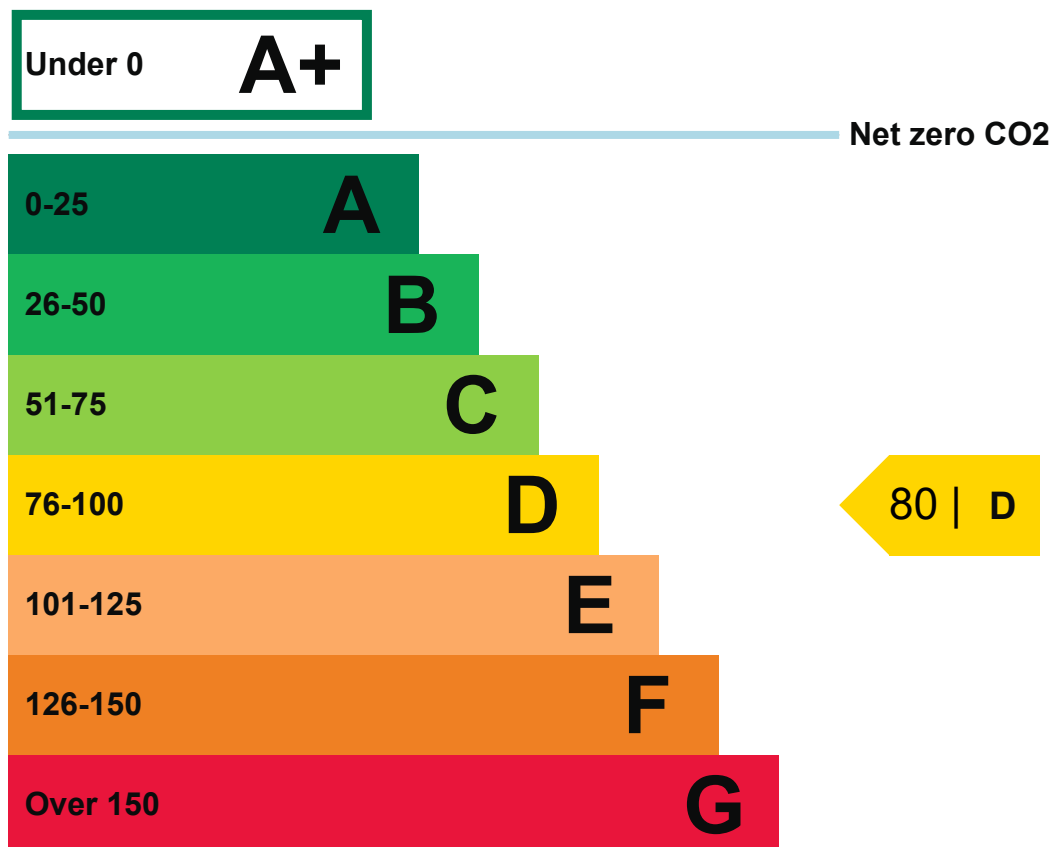
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



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

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

38.91

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0970-3948-0462-2220-0024\)](/energy-certificate/0970-3948-0462-2220-0024).

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

Behdad Yazdani

Telephone

02081440820

Email

behdad@futurebyenergy.co.uk

Accreditation scheme contact details

Accreditation scheme

Assessor ID

STRO002254

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Employer

M.G.I. Energy Solutions Ltd

Employer address

The Knowledge Centre, Wyboston Lakes, Great North Road, Wyboston, MK44 3AL

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

12 March 2012

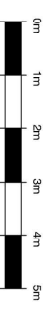
Date of certificate

15 March 2012

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.



Proposed ground floor plan Scale 1:100 @A3

- accommodation
- Unit: 1 new commercial unit 53sqm
 - Unit: 2 new commercial unit 22sqm
 - Unit: 3 new commercial unit 25sqm
 - Unit: 4 new commercial unit 43sqm
 - Unit: 5 existing unit 82sqm
- dotec lines indicate possible internal layout

Sketch proposal

- C 110621 Layout amended
- B 100621 Layout amended
- A 090621 Layout arc notes amended

rev.	date

These drawings should be approved by local authority. No permission to be sought from this drawing. All dimensions to be reproduced without the permission of the architect.
client

project **66 Church Walk
Burgess Hill**

drawing **Proposed Ground Floor**

scale 1:100@A3 date April 21
drawn JN

19a Wilbury Avenue
Hove, East Sussex
BN3 9JG

tel: 01273 201230
fax: 01273 221687
email: info@turnerassociates.co.uk

Turner Associates
Architects and Planning Consultants

TA 1343 / SK01 rev. C

66 Church Walk, Burgess Hill, RH15



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