



NEW CLASS E UNITS 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**  
(22.02 to 297.75 sq m)

- RENT FROM £7,250 PAX
- NEW UNITS FORMING PART OF A NEW DEVELOPMENT
- SINGLE OR COMBINED UNITS AVAILABLE
- PEDESTRIANISED LOCATION
- MID SUSSEX LOCATION
- CLOSE TO STATION
- PARKING NEARBY

# Ground Floor, 66 Church Walk, Burgess Hill, RH15 9AU

## Summary

<b>Available Size</b>	237 to 3,205 sq ft
<b>Rent</b>	£7,250.00 - £66,650.00 per annum exclusive of rates VAT & all other outgoings.
<b>Business Rates</b>	TBA
<b>Service Charge</b>	There will be a service charge for a fair proportion of costs.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Tenant to pay £1000 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	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
<b>Total</b>	<b>3,205</b>	<b>297.75</b>		

## 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



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



### Jack Bree

01273 109121  
jack@eightfold.agency

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.





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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.

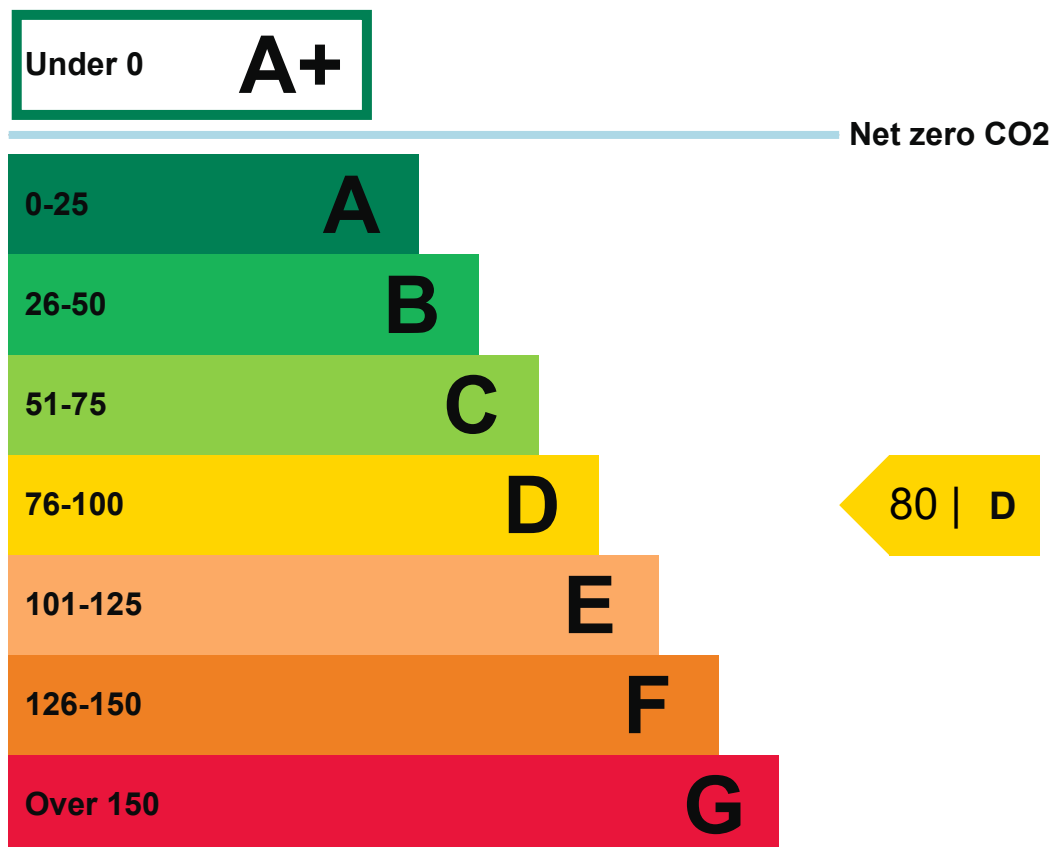
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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](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

30 | B

### If typical of the existing stock

80 | D

## Breakdown of this property's energy performance

### Main heating fuel

Natural Gas

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### Building environment

Air Conditioning

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### Assessment level

3

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### Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

38.91

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### 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

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### Telephone

02081440820

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### Email

[behdad@futurebyenergy.co.uk](mailto:behdad@futurebyenergy.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme



**Assessor ID**

STRO002254

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**Telephone**

0330 124 9660

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**Email**

[certification@stroma.com](mailto:certification@stroma.com)

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**Assessment details**

**Employer**

M.G.I. Energy Solutions Ltd

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**Employer address**

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

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**Assessor's declaration**

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

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**Date of assessment**

12 March 2012

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**Date of certificate**

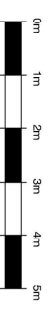
15 March 2012

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**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](mailto: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 alterations to be made 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

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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

