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**Superb Trading Position Between Travis Perkins & Wickes  
Warehouse With Retail Consent  
Freehold For Sale  
10 VICTORIA WAY, BURGESS HILL RH15 9NF**



**LOCATION**

Situated very close to the junction of Victoria Way and the B2036 London Road in the heart of the Burgess Hill industrial area. The property is immediately next to Wickes DIY and Travis Perkins.

**ACCOMMODATION**

The premises comprise a building with a solid concrete floor at 1st floor, car parking at the front and a small garden area at the rear. It has previously been used for retail purposes and traded as Mabels Emporium.

<b>Ground Floor</b>	Depth	118'9"	(36.1m)
	Internal width	28'6"	(8.7m)
	<b>Gross internal areas</b>	<b>3,384 sq ft</b>	<b>(314.4 sq m)</b>

Internal roller shutter door to front, 9' [h] x 11'6" [w] (2.7m x 3.5m).

In front of this has been installed uPVC doors and windows.

Within this area are the following:

**Kitchen**

18'9" x 8' (5.7m x 2.4m)

2 sinks + hand basin + various worktops.

**Office**

16'3" x 8' (4.9m x 2.4m)

Twin doors to main area + spot lights.



**2 Cloakrooms**

Each with low level w.c. + pedestal hand basin and one of which contains a meter cupboard.

Stairs + lift to:

continued

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## 2. 10 Victoria Way, Burgess Hill

### 1st Floor

Landing	With access to lift. Door to:	
Lobby	Access to:	
Front office 1	17'6" x 8'3" (5.3m x 2.5m)	Net 144 sq ft (13.4 sq m)
Front office 2	11'3" x 11'3" (3.4m x 3.4m)	127 sq ft (11.8 sq m)
Rear office 3/ store	11'3" x 7'6" (3.4m x 2.3m) No natural light.	84 sq ft (7.8 sq m)
Cupboard	4' x 3'6" (1.2m x 1.1m)	14 sq ft (1.3 sq m)

### Main area

29'3" x 95'3" (8.9m x 29.0m)  
2,786 sq ft (258.8 sq m)

Partitioned into 4 areas + a fire corridor. There is also a fire exit with an external metal staircase leading to the rear of the building.



### Outside

To the front of the building is a concrete area for car parking with space for approx. 14 cars. There is a side gate with a passageway leading to the rear. There is a small rear garden area with access from the ground floor warehouse via twin uPVC double glazed doors.

### Summary of Areas

Overall Ground Floor Area 3,384 sq ft (314.4 sq m)

Overall 1st Floor Area 3,155 sq ft (293.1 sq m)

**Total Overall 6,539 sq ft (607.5 sq m)**

**PRICE** Offers in the region of £645,000 for the freehold.

**RATES** Local Authority: Mid Sussex SBR (23/24): 49.9p  
Rateable value : £40,750

continued



Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3.

### 10 Victoria Way, Burgess Hill



**VAT**

Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

**SERVICES**

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

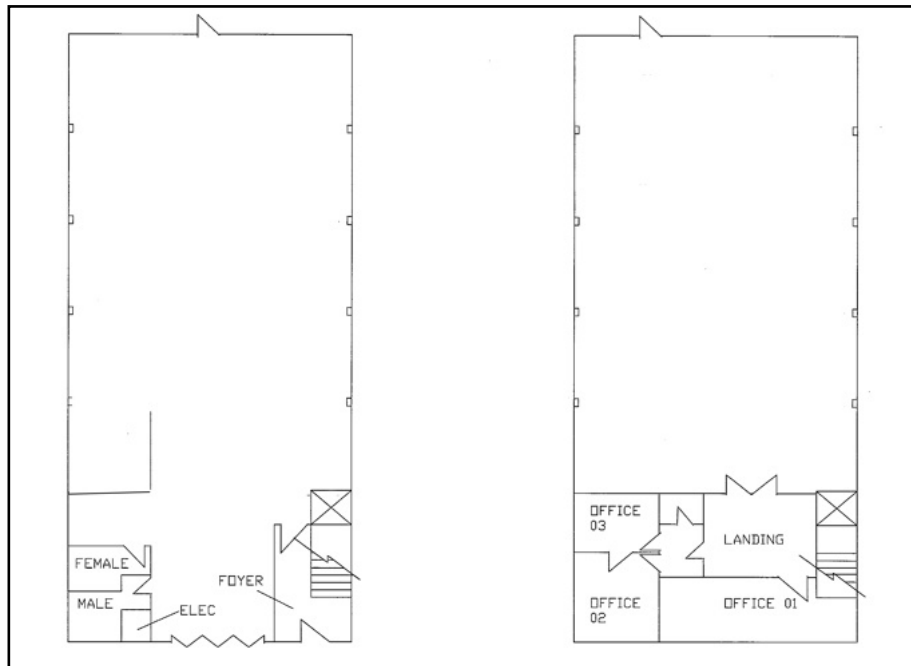
**EPC**

The Vendor has been advised that an energy performance certificate is required.

**VIEWING**

Strictly by prior appointment with sole agents, **Lawson Commercial**.

240501



Ground Floor

1st Floor

