

# Burgess Hill Town Centre Restaurant/Retail Opportunity To Let



25-27 Station Road Burgess Hill West Sussex RH15 9DE

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Image Courtesy of Google

## Location

Burgess Hill is situated some 11 miles north of Brighton, 14 miles south of Crawley and approximately 50 miles south of London. The town has a population of 30,635 persons and is easily accessible from the surrounding areas due to its close proximity to the M23 Motorway, A23 and the A27 south coast road. Gatwick Airport is approximately 30 minutes drive away. Burgess Hill main line station provides a journey time of approximately 53 minutes to Central London.

## Situation

The property is situated in a prominent position fronting Station Road close to the junction with Mill Road and Church Road, the town's principal retailing thoroughfare. National multiples in the immediate vicinity include WAITROSE, BARCLAYS, HALIFAX, NATIONAL WESTMINSTER BANK, LLOYDS BANK, VISION EXPRESS, PAPA JOHNS, DOMINOS PIZZA and CAFÉ NERO.

## Description

The property was built in the 1930's and comprises a mid-terrace ground floor restaurant. There is a service road to the rear of the property.

The property has been constructed in two parts predominantly open space with the front section providing a two storey building of part load bearing walls and part concrete frame construction under a double pitched tiled roof. The rear section is single storey construction with load bearing walls under a steel trussed with part glazed north lights and a slate pitched roof.

## Town Planning

The property is in an area designated as secondary shopping frontage. Planning Permission was granted on 3rd May 1999 for a Change of Use to Class A3 Restaurant.

## Accommodation

The accommodation comprises a ground floor restaurant with the approximate areas: -

Ground Floor                      3,576    ft<sup>2</sup>                      332.34    m<sup>2</sup>

## Energy Performance Certificate

The Energy Performance Certificate to be provided on request.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

112 This is how energy efficient the building is.

## Rating Assessment

The Rateable Value for the existing property is £51,500.

The Uniform Business Rate for the year 2020/21 is 51.2p in the £.

## Local Authority

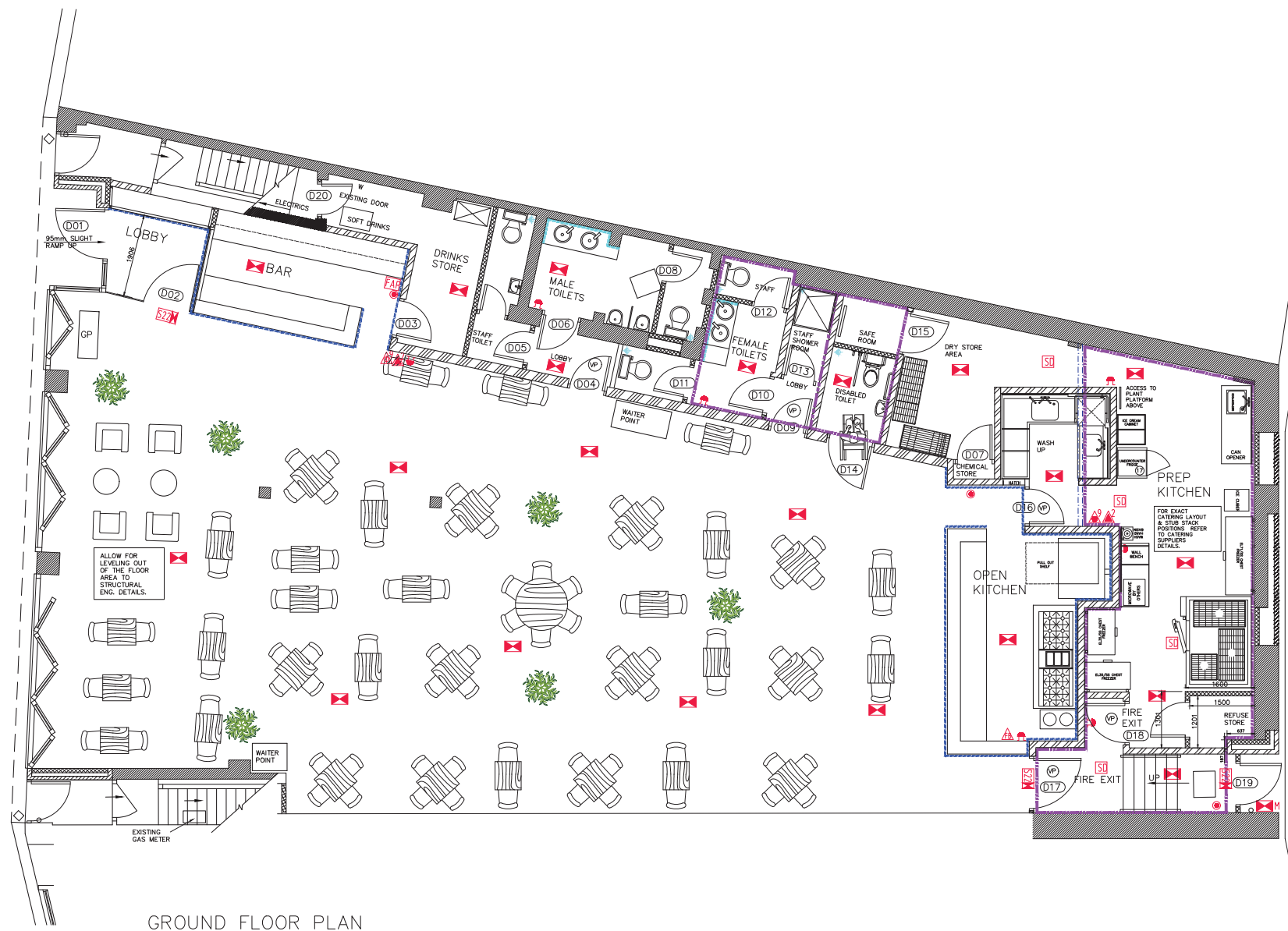
Mid Sussex District Council  
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NOT TO SCALE



## TERMS

### Lease

The Ground Floor Restaurant is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

### Rent

£60,000 per annum exclusive of VAT.

### Premium

No premium is payable.

### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

### Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £36,000). The deposit is to be capable of increase in line with any increase in the rent.

### Availability

The property is available for immediate occupation on completion of the legal documentation.

### Freehold Interest

The freehold interest is available which includes the two flats at first floor which have been sold off on long leases, at a price of £1,050,000 subject to contract

### Value Added Tax

The property is registered for Value Added Tax.

### Legal Costs

Each party is to bear their own legal costs.

### Viewing

Strictly by appointment with the Owners Agents: -  
Warrant Properties Limited One Wellstones Watford WD17 2AE  
Telephone: 01923 230414 / Email: admin@warrantgroup.net

### Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

Further Information please contact:

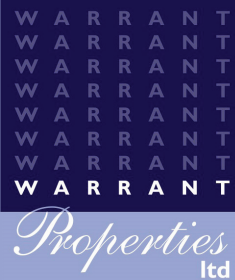
July 2020

**JAMES FASAL**

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