

Restaurant & Residential Ground Rent Investment For Sale

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



t 01923 230414

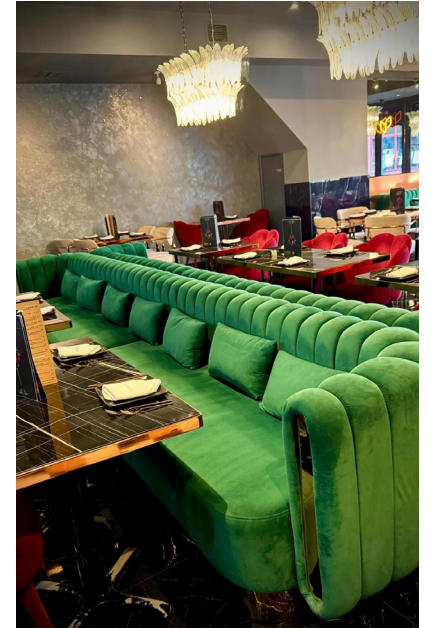
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SUMMARY

- Town centre restaurant investment with 2No. ground rent flats
- Restaurant comprising a ground floor area of 3,576 ft² / 332.34m²
- Restaurant unexpired term of 11 years
- Investment producing £55,100 per annum exclusive
- A Purchase Price of £825,000 reflects an attractive Net Initial Yield of approximately 6.34%



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 HSBC BANK, BARCLAYS, HALIFAX, WILLIAM HILL, NATIONAL WESTMINSTER BANK, VISION EXPRESS, NATIONWIDE, SUPERDRUG, SANTANDER, W H SMITH, CAFE NERO, COSTA COFFEE, LLOYDS BANK, J D WETHERSPOON, WAITROSE and AMERICAN EXPRESS

Description

The property was built in the 1930's and comprises a mid-terrace ground floor restaurant with two self-contained flats at first floor. Access to the flats is via separate ground floor entrances in Station Road. Pedestrian access to the rear of the ground floor is via a shared service road.

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.

CAFFÉ
NERO

wetherspoon

COSTA
COFFEE

WHSmith

AMERICAN
EXPRESS

Waitrose



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: -

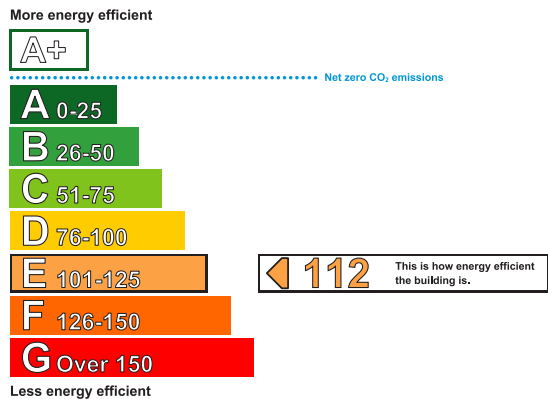
| | | | | |
|--------------|-------|-----------------|--------|----------------|
| Ground Floor | 3,576 | ft ² | 332.34 | m ² |
|--------------|-------|-----------------|--------|----------------|

The upper floor is split into 2No. residential flats, each comprising 2No. bedrooms, a separate kitchen and living room together with an outside courtyard patio area at first floor.

Energy Performance Certificate

The Energy Performance has been assessed for the Restaurant at E: 112. The EPC was undertaken prior to the current restaurant fit out.

A copy of the Energy Performance Certificate for the Restaurant and each of the first floor maisonettes are available on request.



Rating Assessment

The Rateable Value for the Restaurant is £51,500.

Non-Domestic Rate Multiplier - 55.5p in the £.

The Uniform Business Rates for the year 2025/26 is £28,582.50

The Council Tax band for the Maisonette at 25a is Band B

The Council Tax band for the Maisonette at 27a is Band B

Proposed Town Regeneration

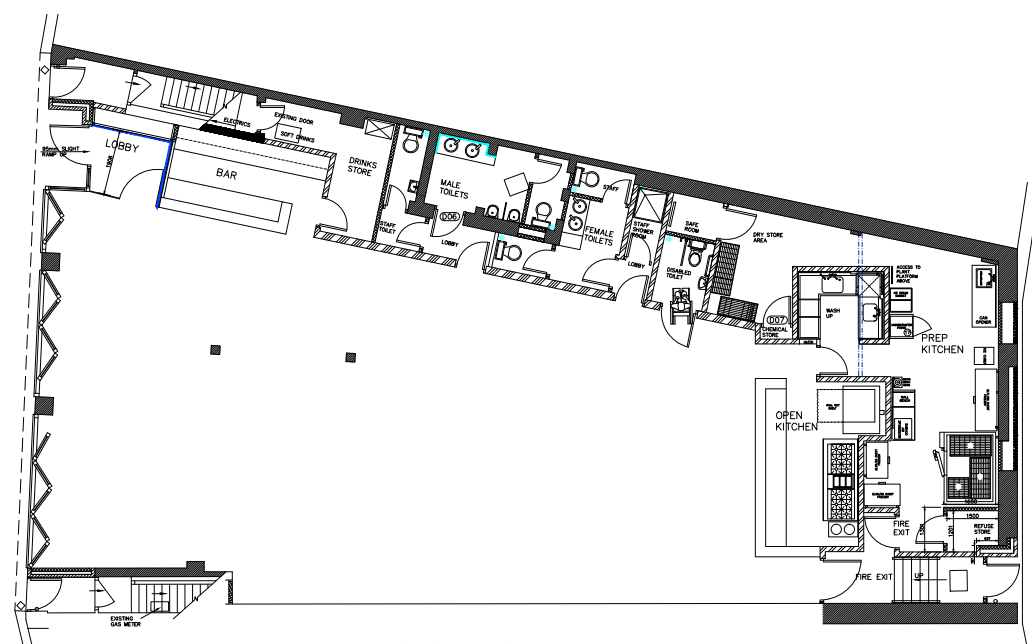
The property is located in Mid Sussex District, which has a population of 148,345 person. The New River Real Estate Investment Trust (REIT) have a strategic growth programme for Burgess Hill and have proposed a £65m regeneration of the town centre which will bring 465,000 sq ft of new shopping and restaurant facilities as well as a 10-screen multiplex Cineworld cinema, a 63 bed Travelodge hotel, 174 additional car parking spaces, improved public realm and a new purpose-built library.

Local Authority

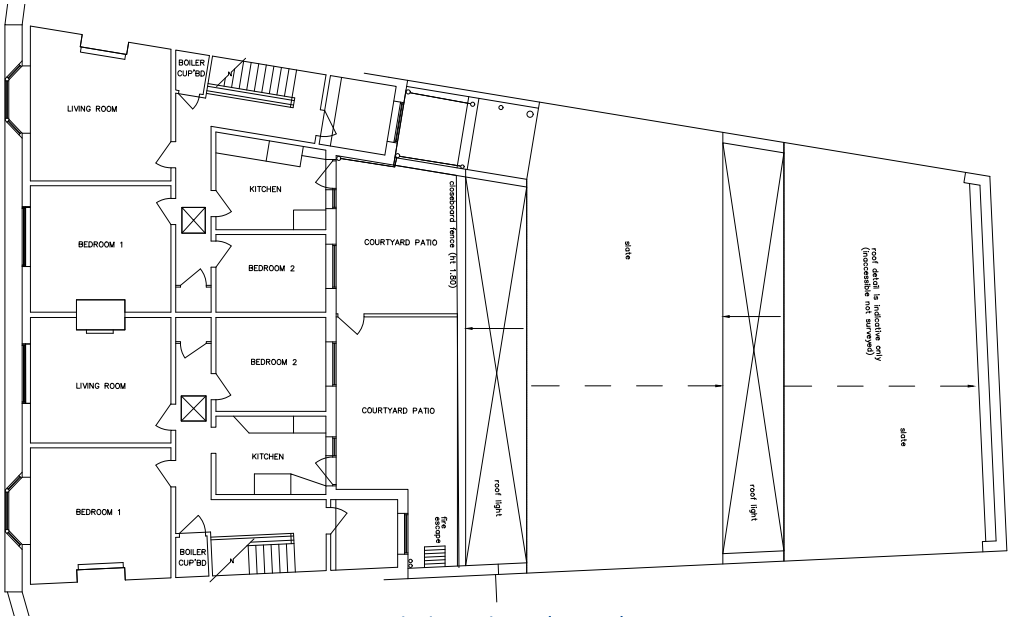
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Tel: 01444-458166
Email: enquiries@midsussex.gov.uk

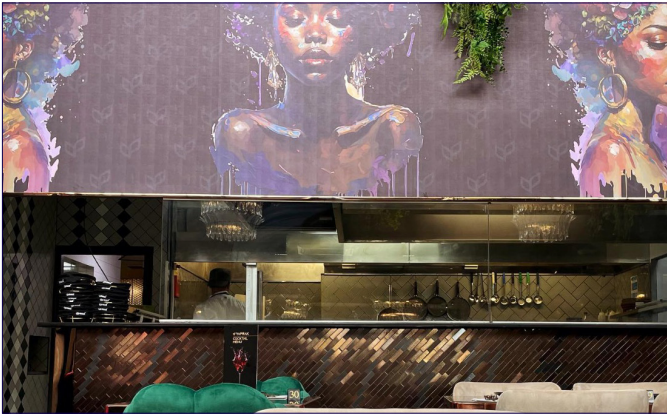
NOT TO SCALE



Existing Ground Floor Plan



Existing First Floor Plan





Investment Details

Lease

The ground floor restaurant is let to MR MUSTAFA ACAR on a full repairing and insuring lease for a term of 15 years commencing from the 13th April 2021 at a rent of £55,000 per annum exclusive being subject to five yearly upward only rent reviews.

A rent deposit equivalent to six months rent plus VAT is held (£33,000).

Both first floor flats have been sold-off on long leases with 101 years unexpired, creating the possibility to agree lease extensions.

Residential Leases

Both 25a and 27a Station Road are let on a long Leases of 125 years from 24th June 2000 at a ground rent of £50 per annum rising every 25 years to £100 per annum, £200 per annum, £300 per annum, respectively.

| | | |
|-----------------------|---|----------------|
| Years 1 - 25 | - | £50 per annum |
| Years 26 - 50 | - | £100 per annum |
| Years 51 - 75 | - | £200 per annum |
| Years 76-100 | - | £300 per annum |
| Remainder of the Term | - | £450 per annum |

Schedule of Tenancies

| NOS | TENANT | USE | FRONTAGE | DEPTH | ACCOMMODATION | | | | | | LEASE TERMS | RENT £ pax | NEXT REVIEW/ EXPIRY | ERV £ pax | |
|-------|-------------------------------------|-------------|----------|-------|-------------------|---|-------------|-------|--------|------|--|---------------|---------------------------|--------------|-----|
| 25/27 | Mr Mustafa Acar | Restaurant | 55'8" | 90' | Ground Floor Area | - | 3,576 | sq ft | 332.34 | sq m | Let on a FR&I lease for term of 15 years commencing from 13th April 2021 being subject to five yearly upward only rent reviews. There is a fixed increase as at the 13th April 2024 to £55,000 per annum exclusive. A tenant's deposit of £30,000 is held. | £55,000 | Apr-26 | £55,000 | |
| 25a | Mr D A Smith and Ms M J Balchin | Residential | - | - | First Floor Flat | - | 3rms/k&b/wc | | | | Let on a long Lease of 125 years from 24 June 2000 subject to fixed increases every 25 years. | £50 | Jun-25 | £100 | |
| 27a | Mr D M Reynolds and Ms M P M Harris | Residential | - | - | Second Floor Flat | - | 3rms/k&b/wc | | | | Let on a long Lease of 125 years from 24 June 2000 subject to fixed increases every 25 years. | £50 | Jun-25 | £100 | |
| TOTAL | | | | | | | 3,576 | sq ft | 332.34 | sq m | | £55,100 | pax | £55,200 | pax |

Proposal

Tenure

Freehold

Price

The freehold investment is available at a price of £825,000 subject to contract and VAT, which equates to an equivalent yield of approximately 6.34% after assuming normal purchasers costs.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the rent and the sale price. As the investment is let, the sale will be treated as a Transfer of a Going Concern (TOGC), thereby no VAT will be payable by the purchaser.

Stamp Duty

At the purchase price, the amount of SDLT payable has been calculated at £30,750

Legal Costs

Each party is to bear their own legal costs.

Estate Agents Act

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.

Viewing

Strictly by appointment with the Owners Agents: -

Warrant Properties Limited One Wellstones Watford WD17 2AE

Telephone: 01923 230414 / Email: admin@warrantgroup.net

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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April 2025

