



21B Market Place
Burgess Hill, RH15 9NP

**SUBSTANTIAL RETAIL UNIT
WITHIN MID SUSSEX
SHOPPING CENTRE**

4,284 sq ft
(398 sq m)

- RENT £75,000 PAX
- CLOSE TO CAR PARK
- EXPANSIVE FRONTAGE
- GOOD CEILING HEIGHT
- MAX CEILING HEIGHT OF 12'7"
(3.83 SQ M)

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Summary

Available Size	4,284 sq ft
Rent	£75,000 per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£29,952 per annum based on 1 April 2023
Rateable Value	£58,500
Service Charge	£21,309 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

Comprising a triple fronted retail unit that is predominantly open plan with rear office & WC facilities. The property benefits from 2 roller shutters as well as rear access for loading. The unit also has good ceiling height of approx. 12'7".

Location

The property is situated within The Market Place Shopping Centre in Burgess Hill. Burgess Hill is a market town with good connections to both Brighton & London via its positioning on the London to Brighton train line. Nearby occupiers include Waitrose, Boots, Costa, Cafe Nero, Specsavers & a host of other independent occupiers.

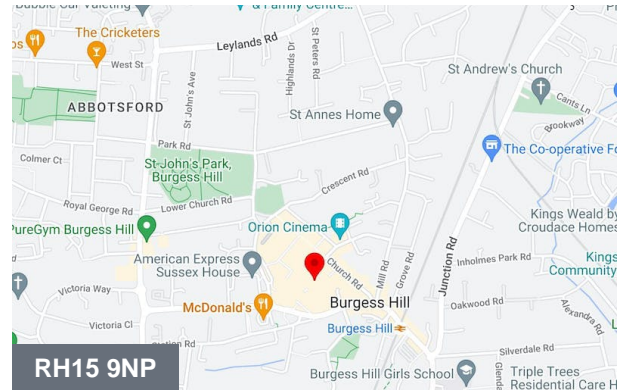
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	3,896	361.95
Ground - Floor Ancillary	388	36.05
Total	4,284	398

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term of 10 years. The lease will be excluded from the landlord & tenant act.

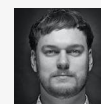


Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936
max@eightfold.agency



James Hawley

01273 093767 | 07935 901 877
james@eightfold.agency



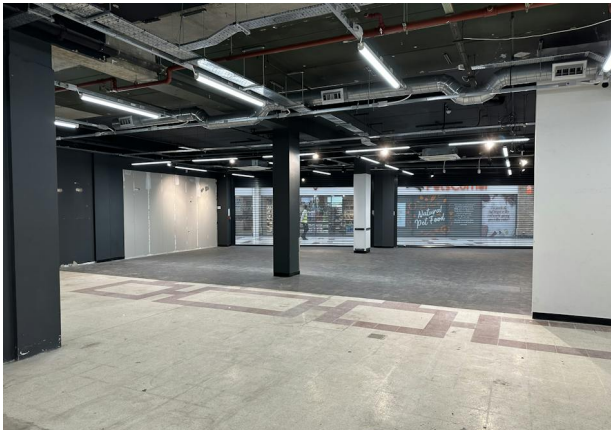
Jack Bree

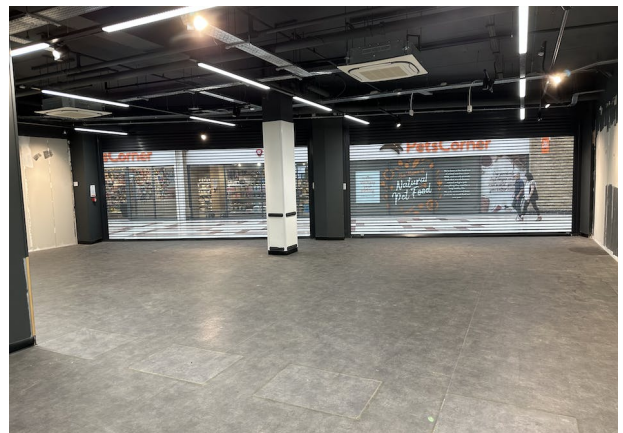
01273 109121
jack@eightfold.agency

Abi Stoye (Green & Partners)

07375 625623
abi.stoye@greenpartners.co.uk

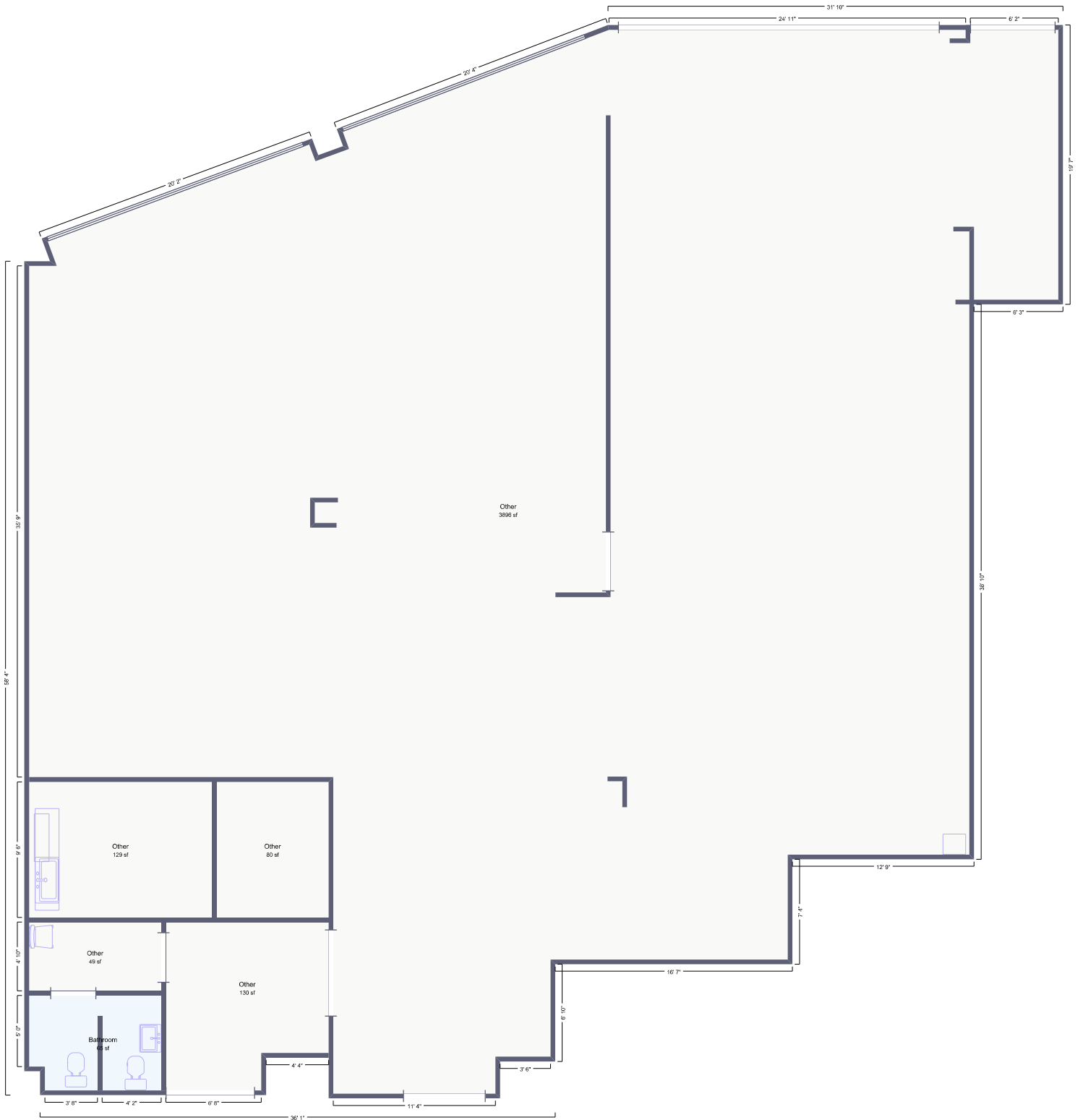
Mike Willoughby (Green & Partners)





21 B market place, ground floor

Approximately 4349 sf total



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