



**NEW LEASE OR
FREEHOLD AVAILABLE
(subject to vacant possession)**

**BURGESS HILL
24 – 26 CHURCH ROAD
RH15 9AF**

Location: Burgess Hill is approx. 10 miles north of Brighton with a local population of over 30,000 and excellent road & rail links to London and surrounding area.

The shop is in a prominent high street position close to the main town car park, Martletts Shopping Centre and railway station.

Accommodation : The property comprises a ground floor & part first floor former bank with rear service access, up to 5 car parking spaces and having the following approximate areas:

Ground Floor Retail	200 sq m (2,156 sq ft)
First Floor Ancillary	17 sq m (180 sq ft)
Total Area	217 sq m (2,355 sq ft)

Lease: Available on a new FRI lease for a term to be agreed with 5 yearly rent reviews. Consideration may be given to splitting the GF.

Rent: £42,500 per annum exclusive of rates & service charge. Alternatively Freehold of whole building with vacant possession of GF & part FF and subject to long lease of remaining upper parts, may be available (price on application).

Rates: Current RV - £34,750 with a discounted 66% payable until 04/2022 (approx. £6,017)

Viewing: Formal viewings strictly by prior appointment through Sole Agent:

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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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