

**FOR SALE**

**FREEHOLD FOR SALE WITH PLANNING  
PRIME TOWN CENTRE LOCATION  
132.8 SQ M // 1,429 SQ FT**

**5 Church Road, Burgess Hill, RH15 9BB**



## Summary

<b>Price</b>	Offers in the region of £360,000
<b>Business Rates</b>	A Rateable Value of £9,200 from April 2026. 100% small business rates relief available subject to the status of a tenant.
<b>EPC Rating</b>	E (103)

## Location

The property is located on the main shopping thoroughfare, just north of the main shopping centre. The street has a number of local occupiers as well as nearby national occupiers including Halifax and William Hill. The town provides a mainline railway station providing easy access to the south coast, London Victoria and beyond, the station is located 200 meters to the north. There are excellent road connections served by the A273 which links the main A23 London to Brighton trunk road providing access to London and Brighton.

## Description

The property comprises a substantial mid terraced building arranged over lower ground, ground and two upper floors, constructed in the 1900's. The accommodation is currently configured to provide storage space at lower ground floor level, open plan retail space at ground floor level and office accommodation across the first and second floors. The property benefits from air conditioning and gas fired central heating. The ground floor offers a bright and spacious retail area with an attractive glass frontage overlooking the main street, providing excellent natural light. To the rear there is a good sized kitchen. The first floor provides office space together with separate ladies and mens WC's. The second floor offers further office accommodation. Externally, there is a small rear yard accessed from the lower ground floor, which also includes a temporary storage shed. A pedestrian right of way runs to the rear of the property.

## Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Lower Ground Floor	260	24.15
Ground Floor	578	53.70
First Floor	441	40.97
Second Floor	251	23.32

## Tenure

Interested parties should note that the Freehold interest can be purchased with full vacant possession or with the vendor taking a lease of the ground and lower ground floors if required.

## VAT

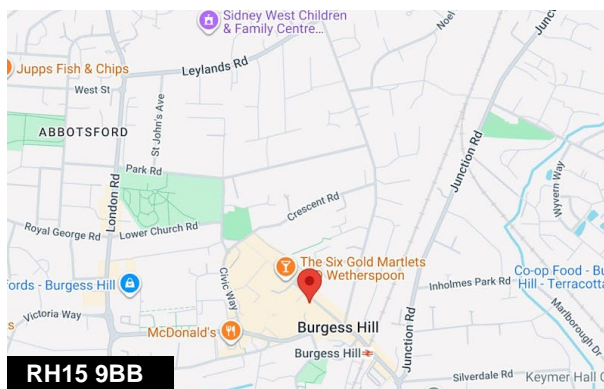
VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.

## Planning

Planning permission has been approved for the upper parts to be converted into two flats under Mid Sussex District Council reference number DM/24/0537.



## Viewing & Further Information



**Alexander Mullett**  
01444 443400  
am@crickmay.co.uk



**Phoebe Taylor**  
01444 443400  
pt@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



**Crickmay Chartered Surveyors**  
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP  
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

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