OFFICE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / SHOPPING CENTRE TO LET

33A MARKET PLACE

Burgess Hill, RH15 9NP

1st FLOOR RETAIL/ OFFICE UNIT AVAILABLE WITHIN ESTABLISHED SHOPPING CENTRE

1,461 SQ FT

Eightfold property

Tel:01273 672 999
Website:www.eightfold.agency

Summary

Available Size	1,461 sq ft
Rent	£12,950 per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£3,892.20 per annum Our understanding is that subject to conditions this property should qulify for 100% small business rate relief
Rateable Value	£7,800
Service Charge	The service charge for last year was £6,006.94. This is subject to change.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

First floor retail/ office unit available within the established Market Place Shopping Centre. The unit comprises a sales/ office area with Kitchen and W/C's to the rear.

Location

Burgess Hill is a market town located to the north of Brighton & the south of Haywards Heath & Crawley . Market Place is located in the town centre with good access to Burgess Hill Train Station. Nearby occupiers include Waitrose, KFC, Boots, B&M, Cafe Nero, Specsavers, W H Smith & a host of other independent occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,461	135.73
Total	**1,461**	**135.73**

Terms

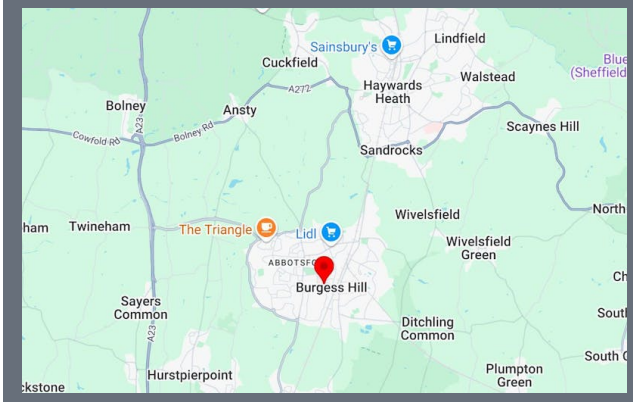
subject to vacant possession available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years outside of the landlord & tenant act. Please note that the property is elected for VAT whilst a service charge will be payable, it will be required to share turnover figures with the management team & a green policy is in place for the scheme in respect of works carried out to the unit.

Rent Deposit

A rent deposit plus notional VAT will be required with the amount required subject to covenant status.

AML

Passport/ Driving Licence ID will be required along with proof of address in accordance with AML requirements.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Ben Sykes (Green & Partners)

07572 075103
ben.sykes@greenpartners.co.uk

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/08/2025

GREGGS

GREGGS
Kids Stuff

Energy performance certificate (EPC)

33a Market Place Burgess Hill RH15 9NP	Energy rating **C**	Valid until:	**3 July 2033**
		Certificate number:	**2514-8085-9888-2178-9903**

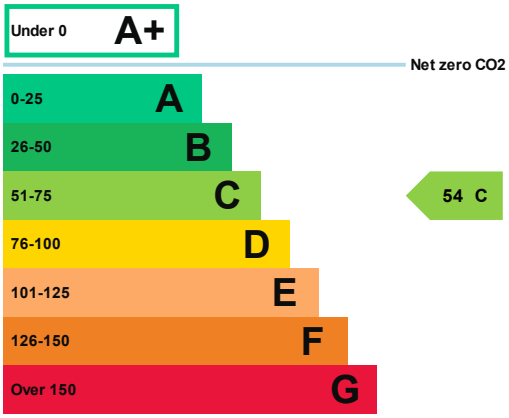
Property type	Retail/Financial and Professional Services
Total floor area	145 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	7 A
If typical of the existing stock	27 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	25.1
Primary energy use (kWh/m2 per year)	260

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8757-8575-6754-7177-6064).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ian Jones
Telephone	08081751000
Email	info@fhpess.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021170
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

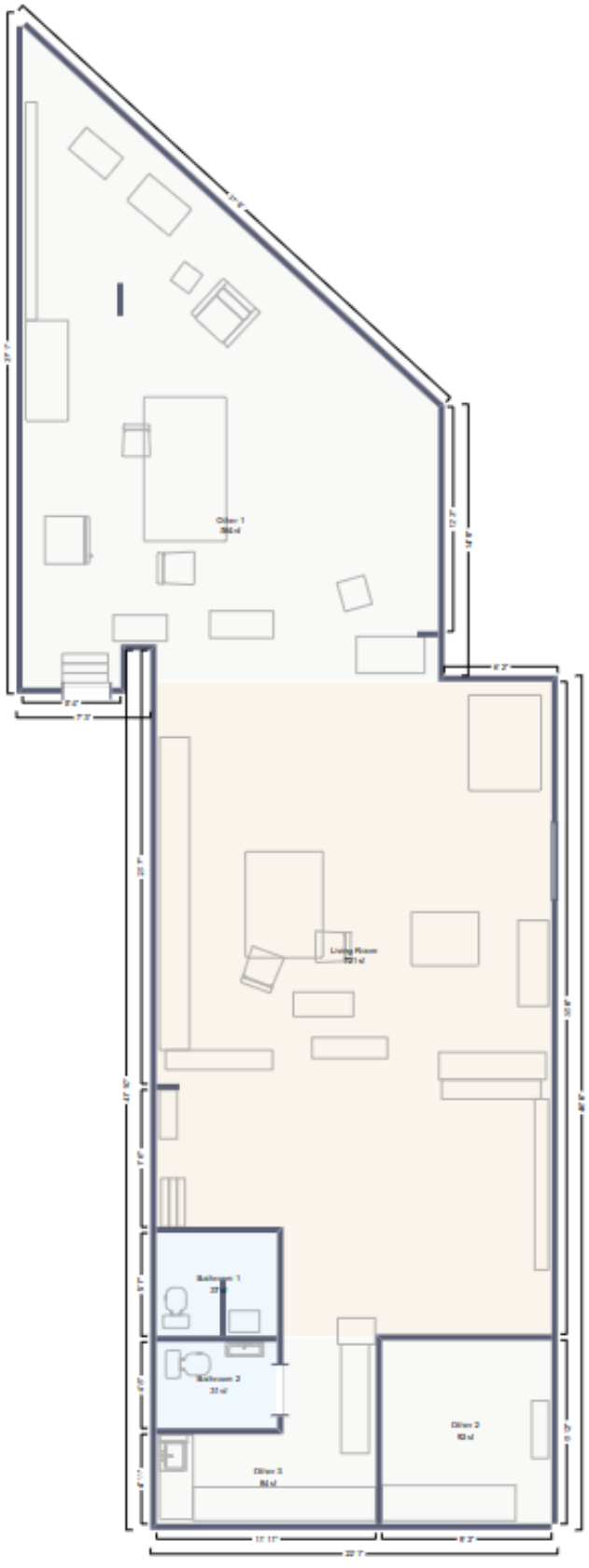
About this assessment

Employer	FHP Ess
Employer address	17 Bevis Marks London EC3A 7LN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 June 2023
Date of certificate	4 July 2023

33a Market Place, Burgess Hill, RH15 9NP

First Floor

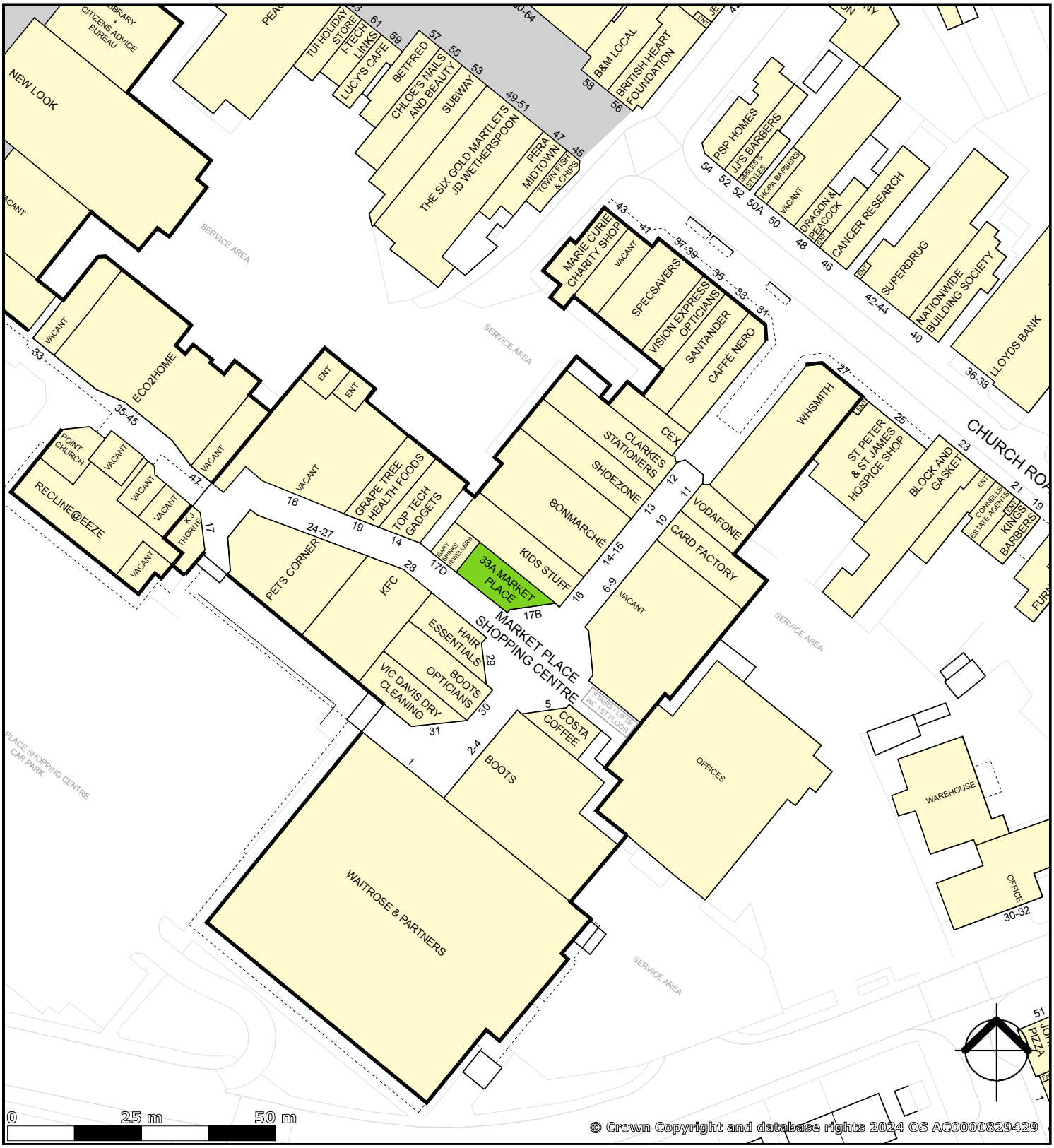
1,461 square foot / 135.73 square meters



Not to scale, measurements given for guidance purposes only & should not be relied upon.

Eightfold property

33a Market Place, Burgess Hill, RH15



created on edozo

Plotted Scale - 1:1,000