



## Substantial E Class Premises

**22 Church Road  
Burgess Hill, RH15 9AE**

**Retail**

**TO LET**

**1,791 sq ft  
(166.39 sq m)**

- Spacious ground floor E Class premises
- Would suit a variety of commercial users
- Situated on high footfall commercial thoroughfare

## Summary

Available Size	1,791 sq ft
Rent	£27,500 per annum
Rateable Value	£9,600
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

## Description

A chance to occupy a deceptively spacious ground floor E class premises which would suit a variety of commercial users in Church Road, Burgess Hill. The accommodation is configured as open plan ground floor sales area with rear kitchen, storeroom and w/c facilities.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Sales	1,520	141.21
Kitchen	271	25.18
<b>Total</b>	<b>1,791</b>	<b>166.39</b>

## Location

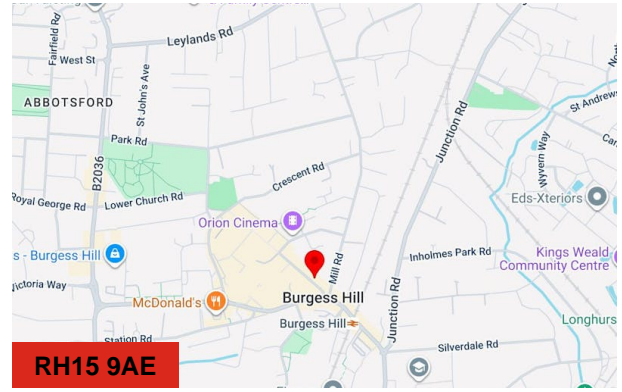
Situated in Church Road, Burgess Hill, one of the main commercial thoroughfares of the town centre which experiences high footfall and traffic flow. Burgess Hill Station is close by as is The Martlets Shopping Centre and The Market Place Shopping Centre. Nearby traders include Specsavers, Boots, TUI, Card Factory, New Look, Quench Bar & Kitchen and McDonald's.

## Terms

A new full repairing and insuring lease, for a term to be agreed at a commencing rental of £27,500 per annum exclusive and subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

## VAT

The property may be elected for VAT and therefore VAT may be charged on the terms quoted.



## Viewing & Further Information



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