

CD Clifford Dann

chartered surveyors & estate agents



28c Church Road
Burgess Hill
RH15 9AE

**OFFICE AND STORE AVAILABLE TO LET
Including 2 Car Park Spaces**

LOCATION

Situated in the centre of the town close to the Market Place Shopping Centre and within easy walking distance of Burgess Hill main line Railway Station (London 45mins and Brighton 15mins).

DESCRIPTION

The premises comprise a first floor office and store.

Albion House, Albion Street,
Lewes, East Sussex BN7 2NF
T 01273 407902
F 01273 487910
E commercial@clifforddann.co.uk



Commercial & Business Transfer Agents Valuers
Auctioneers Planning & Development Advisers Building Surveyors
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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ACCOMMODATION

First Floor Front Room (including window bays)	434 sq ft	40.33 m ²
Store	79 sq ft	7.37 m ²

- 2 car parking spaces
- Front and rear access

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating C.

VAT

We understand the property has not been elected for VAT.

TERMS

New sub-lease to be agreed for a minimum of 12 months at a monthly payment of £950 inclusive of service-charge. Heating, electricity and cleaning of the common parts are included in the monthly payments.

VIEWING

Jim Groves Clifford Dann
Direct line: 01273 407920
jgroves@clifforddann.co.uk

In accordance with the Estate Agents (Provisions of Information) Regulations 1991 we inform you that a Member of this firm has an interest in the freehold of this property.

Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

CODE OF PRACTICE ON COMMERCIAL LEASES

Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

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