CD Clifford Dann

chartered surveyors & estate agents

28B CHURCH ROAD
BURGESS HILL
WEST SUSSEX
RH15 9AE

GROUND FLOOR LOCK UP SHOP PLUS CAR SPACE

TO LET

Albion House, Albion Street, Lewes, East Sussex BN7 2NF
F 01273 407920
T 01273 477022
E jgroves@clifforddann.co.uk

RICS

Commercial and Business • Residential Agents • Transfer Agents
Valuers • Auctioneers. •. Planning & Development Advisers
Building Surveyors • 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.

www.clifforddann.co.uk

LOCATION

The property is situated in the busy thoroughfare of Church Road, in the Town Centre. Neighbouring occupiers include WHSmith and Superdrug. Burgess Hill has a population of approximately 30,000 and the town will be undergoing extensive regeneration.

DESCRIPTION

The premises comprise a lock-up shop. There is also rear access and a parking space.

ACCOMMODATION

Sales area:	13.91sq m (150sq ft approx)
Internal width:	1.78sq m (19.2sq ft)
Depth (max):	7.9sq m (85sq ft)
Store:	5.96sq m (64sq ft)

RATES

Rateable Value: £3,450. There are currently no rates payable.

EPC

Energy Performance Rating D.

VAT

We understand the property has not been elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs, unless otherwise agreed.

TERMS

New lease for a length to be agreed. £6,900 per annum exclusive.

VIEWING ARRANGEMENTS

Strictly by prior appointment through Clifford Dann.
Contact Jim Groves on **01273 407920**
E-mail: jgroves@clifforddann.co.uk

NB: In accordance with the Estate Agents (Provisions of Information) Regulations 1991 we are required to state 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 warrenty that the premises are fit for any particular use or that they comply with any relevant regulation or statuary 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.

Albion House, Albion Street, Lewes, East Sussex BN7 2NF
F 01273 407920
T 01273 477022
E jgroves@clifforddann.co.uk

RICS

Commercial and Business • Residential Agents • Transfer Agents
Valuers • Auctioneers. •. Planning & Development Advisers
Building Surveyors • 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.

www.clifforddann.co.uk