Cradick
RETAIL PROPERTY CONSULTANTS

BURGESS HILL
50 CHURCH ROAD RH15 9AE

Prominent High Street Retail Unit – To Let

Opposite **Specsavers** & **CAFFÈ NERO** – Rear Parking

LOCATION

Burgess Hill is situated in West Sussex, ten miles north of Brighton and 14 miles south of Crawley with a population of 30,635 (2011 census).

The property is situated on the north side of Church Road, close to the pedestrianised section and the junction with Cyprus Road.

Specsavers, **Vision Express** and **Caffe Nero** are directly opposite and other nearby occupiers include **Iceland**, **Subway**, **Superdrug**, **WHSmith** and **British Heart Foundation**.

The property also benefits from being directly opposite Market Place Shopping Centre, with 400 surface car parking spaces and anchored by **Waitrose**, **Boots** and **Wilko**. Other tenants include **Bon Marche**, **Shoe Zone**, **Greggs** and **Costa**.

ACCOMMODATION

The property comprises a ground floor retail unit with a private rear car park and the following approximate dimensions and net internal floor area:-

Gross Frontage	6.17 m	20 ft 3 ins
Internal Width (widening)	5.86 m	19 ft 3 ins
Widening to	8.61 m	28 ft 3 ins
Shop Depth	30.63 m	100 ft 6 ins
Ground Floor Sales	**241.54 sq m**	**2,600 sq ft**

The private rear car park is accessed via Cyprus Road and provides a minimum of five spaces.

TERMS

The property is available by way of a new 15 year effectively FRI lease at a commencing rental of **£37,500 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£30,500
Rate in the £ (2024/25)	49.9p

Note: This assessment appears to be incorrect as it includes the first and second floors which are not part of the demise – further details are available on request.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information, plans or to arrange an inspection of the property please contact:-

Andrew Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

Josh Heap
01892 707502
07538 492812
jheap@cradick.co.uk

Subject to Contract & Exclusive of VAT