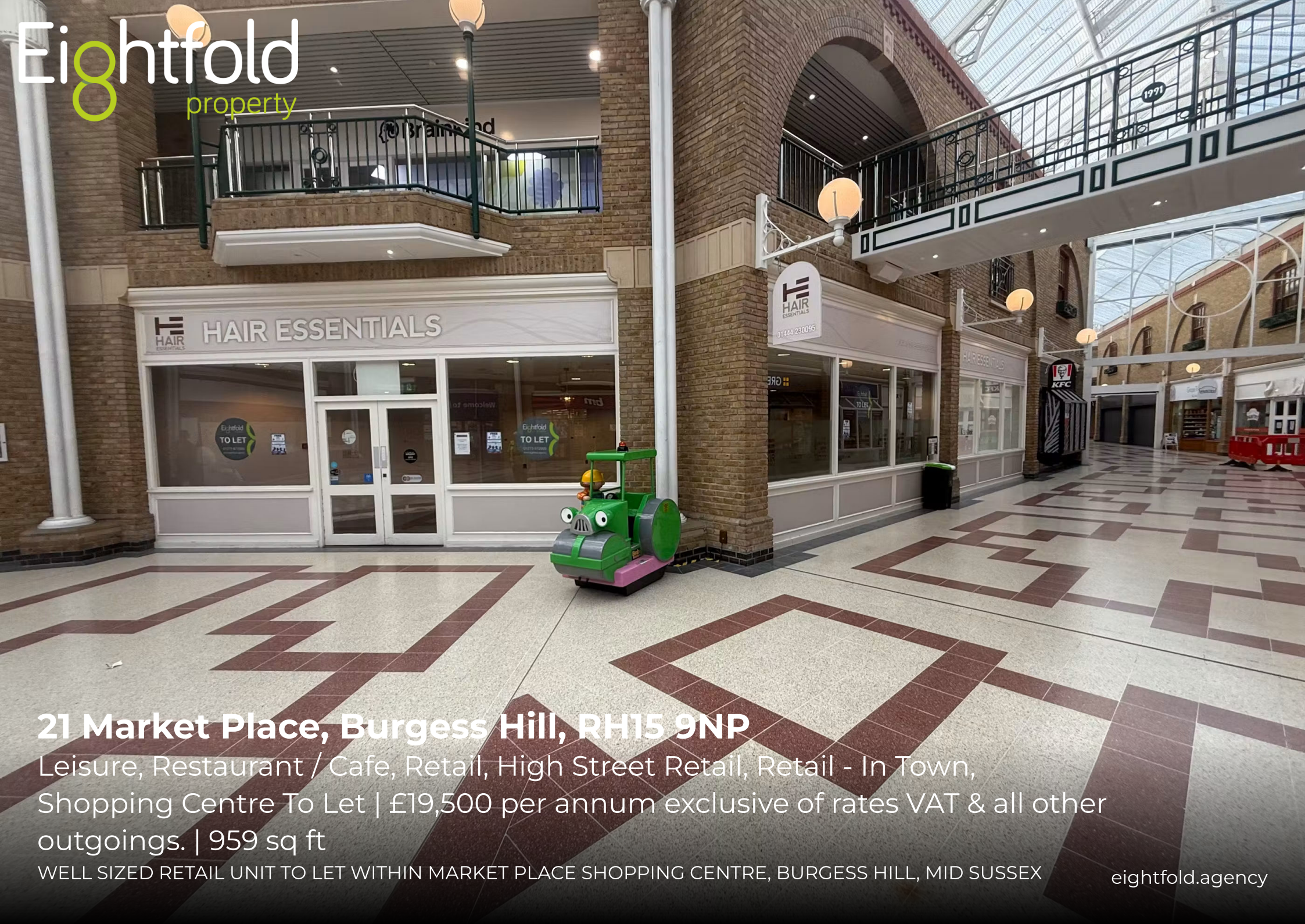


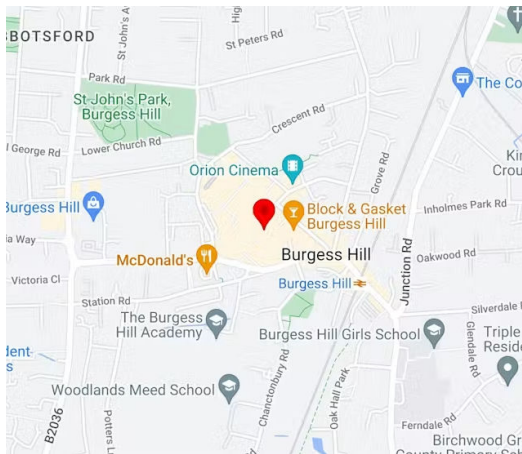


21 Market Place, Burgess Hill, RH15 9NP

Leisure, Restaurant / Cafe, Retail, High Street Retail, Retail - In Town,
Shopping Centre To Let | £19,500 per annum exclusive of rates VAT & all other
outgoings. | 959 sq ft

WELL SIZED RETAIL UNIT TO LET WITHIN MARKET PLACE SHOPPING CENTRE, BURGESS HILL, MID SUSSEX

eightfold.agency



Description

Situated in a very prominent position with Market Place Shopping Centre the property comprises a ground floor unit with return frontage that has until recently traded as a hairdressers. The space is predominately an open plan retail space with a WC & kitchen area to the rear of the unit.

Location

Burgess Hill is a market town located to the north of Brighton & the south of Haywards Heath & Crawley that is at present seeing high levels of investment & development with both a number residential commercial developments taking place at present. 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, TG Jones & a host of other independent occupiers.

Accommodation

Name	sq ft	sq m
Ground - Sales area	874	81.20
Ground - Kitchen and WC	86	7.99
Total	960	89.19

Terms

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 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.

AML

As required by HMRC AML checks will need to be carried out on incoming tenants. please note a charge of £50 plus VAT will be payable per person required.

Summary

- Rent: £19,500 per annum exclusive of rates VAT & all other outgoings.
- Business rates: £5,267.50 per annum Based on the rateable value above the occupier subject to conditions may qualify for UP TO 100% small business rate relief. Based on the 2026 valuation.
- Rateable value: £12,250
- Service charge: The service charge for the current year is £8,909.72. This is subject to change.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (71)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency



Ben Sykes (Green & Partner)
07572 075103
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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2025. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

21 Market Place
The Martlets
BURGESS HILL
RH15 9NP

Energy rating

C

Valid until: 11 October 2028

Certificate number: 9224-3001-0080-0100-4791

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

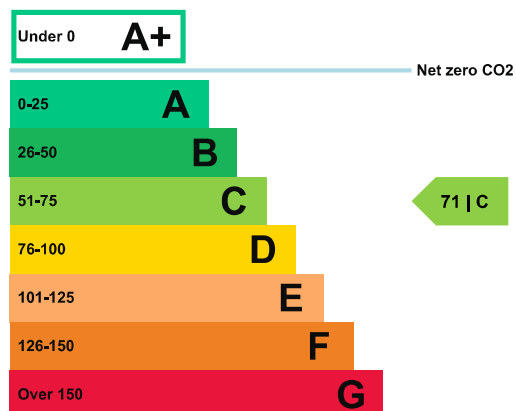
101 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 | B

If typical of the existing stock

97 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

4

Building emission rate (kgCO₂/m² per year)

98.25

Primary energy use (kWh/m² per year)

581

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0420-0148-2009-4091-7002\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Steven McLean - C.Eng MSc
Telephone	01273 561585
Email	steve.mclean@led-ltd.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA900007
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Malcolm Hollis
Employer address	40 Queen Square, Bristol, BS1 4QP
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	14 September 2018
Date of certificate	12 October 2018

21 Market Place, The Martlets, Burgess Hill, RH15

