



TO LET

202 London Road
Burgess Hill RH15 9RD



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Key Features

- High profile roadside location in an established commercial/retail area
- Two storey detached building with substantial forecourt of approx. 3,500 sq ft
- Suitable for a variety of uses
- Ground floor trade counter / retail unit
- First floor storage / office accommodation
- To let on a new FRI lease
- Rent £50,000 per annum

Location

Burgess Hill is situated approximately 9 miles north of Brighton and 14 miles south of Crawley and has a district population of approximately 127,500.

The property is located on the B2036 London Road with nearby occupiers including Halfords, Wickes, Pure Gym and Co-op.

Burgess Hill railway station is located half a mile east of the property whilst access to the A23 is approximately 4 miles to the west via the Burgess Hill ring road and the A2300.





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Description & Accommodation

The property comprises a two storey detached building and is arranged as a ground floor shop with first floor office accommodation. There is a garage adjacent to the property and a large forecourt with parking for approximately 10-12 cars along with ample loading space.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground floor	1,677	155.76
First floor	1,668	154.98
Lean to stores	303	28.15
Total	3,648	338.90

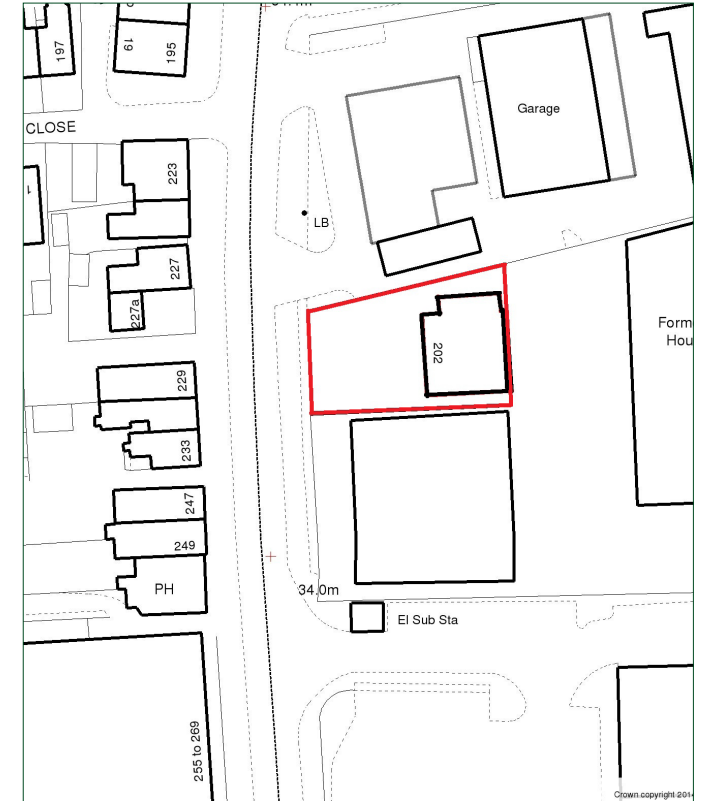
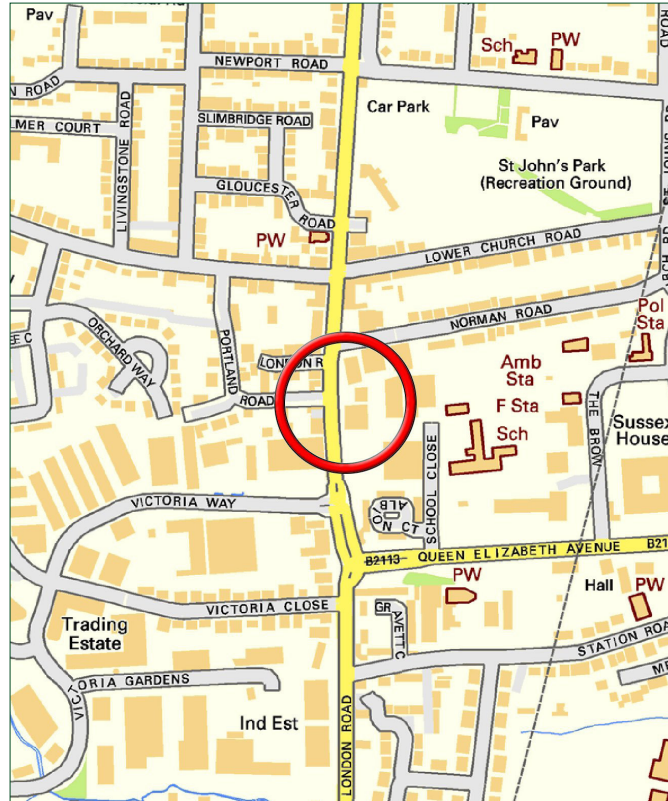
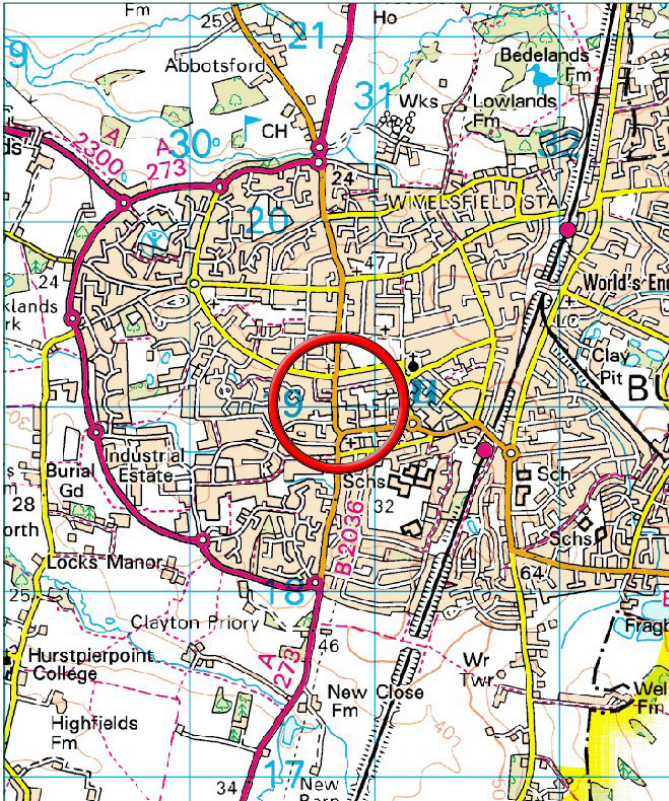
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Planning

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Terms

The property will be available to let by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £50,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023): £10,750

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.



