

CD Clifford Dann

chartered surveyors & estate agents



54a Church Walk,
Burgess Hill, West
Sussex, RH15 9AE

**TOWN CENTRE OFFICE
TO LET
WITH STORE IF REQUIRED**

LOCATION

Situated in the town centre of Burgess Hill with excellent shopping facilities and main-line railway station providing direct links to London Victoria (50 minutes) and Brighton (15 minutes). The A23/M23 offers excellent access to Brighton and the M25.

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



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.

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DESCRIPTION

The available second floor space comprises a recently decorated and carpeted room, with shared use of a kitchen.

ACCOMMODATION

Second Floor Office 1 23 m² (247 sq ft) **£390 per month***

*** RENT IS INCLUSIVE OF RATES, HEATING AND LIGHTING ***

Carpeted, Lighting & Power Points. Shared kitchen.

A separate store room at 8.3 m² (89 sq ft) is available **for £50 per month**

RATES

Rateable Value: £1725

100% Small Business Rates Relief available.

Interested parties are advised to contact Mid Sussex District Council Rates Department to verify the above.

LEGAL FEES

Each party to be responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating E.

VAT

We understand the property has not been elected for VAT.

TERMS

On a licence basis for a minimum period of 1 year.

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

VIEWING

For further information or to arrange an inspection please contact:

Jim Groves

Direct line: 01273 407920

Email: jgroves@clifforddann.co.uk

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.

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