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PROPERTY PEOPLE

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19-21 Church Road, Burgess Hill RH15 9BB

FOR SALE: MIXED COMMERCIAL & RESIDENTIAL INVESTMENT  
REVERSIONARY INCOME & ASSET MANAGEMENT OPPORTUNITIES

# LOCATION



Situated on the west side of Church Road, a one-way street forming part of the retail town centre area of Burgess Hill, within 100m of Station Road. The immediate locality comprises a mix of occupiers, including multiples/nationals and more local businesses, and uses including retail, food and professional service occupiers.

Burgess Hill, is an expanding Mid Sussex commuter town located on the London to Brighton main railway line.

Burgess Hill station is located circa 250m to the south-east of the property and The Martletts Shopping Centre is also within 250m. The town centre is located circa 6km east of the main A23 road which runs north to the M23 and London Gatwick Airport (34km distant) and south to Brighton (17km distant). The larger town of Haywards Heath is located further north, circa 7km distant.

The property has a private car park to the rear but additionally there is on street parking along Church Road, restricted Monday to Saturday 8am to 6pm to 30 minutes, no return 1 hour. Additionally there is access to a public car park off Church Road opposite the subject property and further public car parks serve the town centre area.

## Description

The subject property is a 1930s three storey mid-terrace building comprising two ground floor retail units with a central shared ground floor entrance providing access to the two storey upper parts comprising a residential self-contained two bedroom maisonette and a dental practice.

The property has a ground floor undercroft leading to a large area of rear private yard/car parking.

## Key Features

- Asset Management opportunities
- Reversionary rents
- Town Centre location
- Private car parking (9+ spaces)
- Current Income - £39,400 pax

## Accommodation

The approximate floor areas are as follows:

### Ground Floor

#### No. 19 (Barbers)

Retail area: 379 sq ft (35.21 sq m)  
Rear kitchen/store: 70 sq ft (6.47 sq m)  
Cloakroom - WC & wash hand basin  
External WC

#### No. 21 (Estate Agents)

Retail area: 423 sq ft (39.25 sq m)  
Rear kitchen/store: 49 sq ft (4.53 sq m)  
Cloakroom - WC & wash hand basin  
External store

Central recessed entrance area leading to upper floors:

### First & Second Floors

#### No. 21a Dental Practice

##### First Floor

Reception entrance 192 sq ft (17.84 sq m)  
Front consulting room: 147 sq ft (13.67 sq m)  
Rear consulting room: 113 sq ft (10.48 sq m)

##### Second Floor

Consulting room: 129 sq ft (12.00 sq m)  
Kitchen: 27 sq ft (2.47 sq m)  
Preparation room: 63 sq ft (5.89 sq m)  
Cloakroom - WC & wash hand basin

#### 19a - Maisonette

##### First Floor

Small entrance hall area  
Front living/dining room  
Rear kitchen

## Second Floor

Double bedroom

Double bedroom

Rear shower room - shower cubicle, WC & wash hand basin

## Outside

Undercroft driveway leading to rear (part sloping) yard/car park - minimum 9 car spaces.

## Tenure

Freehold for sale, subject to existing tenancies.

## Tenancies

See attached Schedule of Tenancies - [Click here to download](#)

## Price

Offers invited. Guide price on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

No. 19: Rating C-71

No. 21: Rating C-55

No. 21a: Rating D-79

No. 19a: Rating D-58

## Business Rates

### No. 19

Rateable Value: £9,300

Rates Payable: £4,640.70 (2025/26)

### No. 21

Rateable Value: £10,000

Rates Payable: £4,990 (2025/26)

### No. 21A

Rateable Value: £5,000

Rates Payable: £2,495 (2025/26)

## Maisonette

Band 'B'

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Mid Sussex District Council on Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

## VAT

TBC



## **Legal Fees**

Each party to bear their own legal costs involved in the transaction.

## **AML**

The purchaser will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## **Viewing Arrangements**

Strictly via prior appointment through sole Agents Graves Jenkins.











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