

lot 124

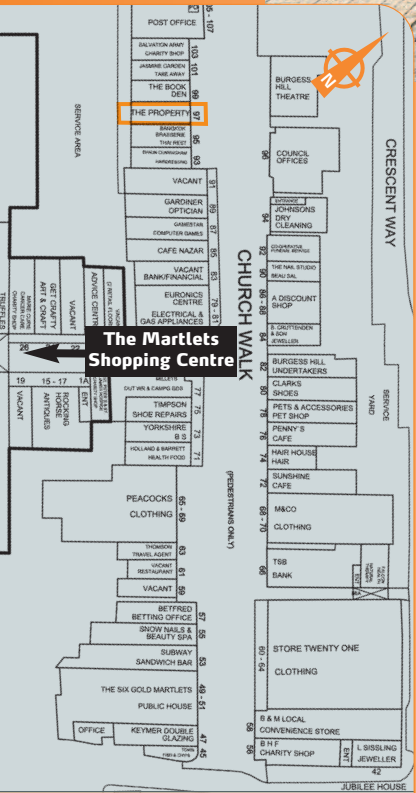
97 Church Walk  
Burgess Hill, West Sussex RH15 9BQ

Vacant Shop with Residential Ground Rent

Freehold Retail Opportunity with Residential Ground Rent

- Approximately 62.40 sq m (667 sq ft) Retail Accommodation
- Located on Established Pedestrianised Retailing Thoroughfare

- Town Centre Location close to The Martlets Shopping Centre



**Location**

Miles: 4 miles south of Haywards Heath  
10 miles north of Brighton  
40 miles south of Central London

Roads: A23, A27, A272, M23 (Junction 1)

Rail: Burgess Hill Rail (London Victoria in 48 mins)

Air: London Gatwick International

**Situation**

The property is located on the southern side of the pedestrianised Church Walk, Burgess Hill's primary retail thoroughfare. The Martlets Shopping Centre is located a short distance away and houses retailers including Argos, New Look and LIDL. Other nearby occupiers include the Post Office, Burgess Hill Theatre, Johnsons Dry Cleaners and Euronics.

**Description**

The property comprises a ground floor retail unit with residential accommodation on the upper floors let on a long lease.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Fixed Rental Increases
Ground	Retail	62.40 sq m (667 sq ft)	<b>VACANT POSSESSION</b>	-	-	-
First/Second	Residential	-	<b>INDIVIDUAL</b>	125 years from 17/02/2003 until 17/02/2128	£200	Every 25 years (1)
<b>Total Approximate Commercial Floor Area</b>		<b>62.40 sq m (667 sq ft)</b>			<b>£200</b>	

(1) The rent increases to £300 p.a. from 17/02/2028, £500 p.a. from 17/02/2053 and £1,000 p.a. from 17/02/2078.

**For further details please contact:**

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**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**

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