



**FOR SALE/TO LET**

**SHW**

**FREEHOLD/LEASEHOLD OFFICE DEVELOPMENT OPPORTUNITY – 1,776 SQ FT (165 SQM)**  
**273 LONDON ROAD, BURGESS HILL RH15 9QU**

**MAKING  
PROPERTY  
WORK**

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## Freehold POA. Leasehold £30,000 pa.

### DEVELOPMENT

- Comprising a two-storey office space with planning consent for conversion to 4 x 1-bedroom flats (DM/18/4348). Further 2 flats currently being appealed.
- Brick construction and includes 6 car parking spaces available on site.

### LOCATION

- Prominent location on the junction of London Road and Victoria Way.
- Burgess Hill Railway Station is 0.6 miles east, providing transport links to London, Gatwick and south to Brighton.

### AMENITIES

- 6 parking spaces
- Electric heating
- LED lighting
- Double glazing
- Outside storage area
- Close to Burgess Hill Station
- Prominent corner plot

### TENURE

- Freehold (Title Number SX104229) with Vacant Possession.
- Leasehold on Flexible Terms.

### ACCOMMODATION (NIA)

FLOOR	SQ FT	SQ M
Ground	974	90.5
First	802	74.5
<b>TOTAL</b>	<b>1,776</b>	<b>165</b>

### PLANNING

- Planning Consent for conversion of offices to 4 x 1 bedroom flats (Reference - DM/18/4348).
- New application for 6 flats, refused, now being appealed.

### BUSINESS RATES

The Rateable Value for the period 31 March 2017 to 1 April 2018 is £15,500 per annum.

### VAT

VAT is not chargeable on the purchase of this property.

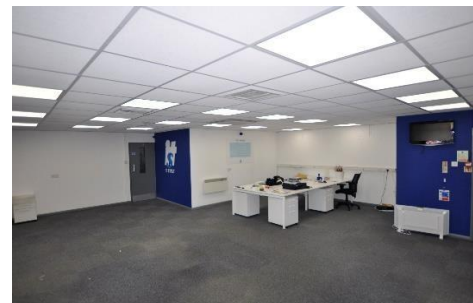
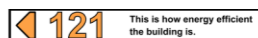
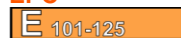
### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### PRICE

- Freehold – POA.
- Leasehold - £30,000 per annum.

### EPC



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