

# Burgess Hill

## 24 Church Road

### West Sussex

#### RH15 9AT

- Town Centre Freehold Bank and Ground Rent Investment
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2027 without breaks
- Bank Rent Review in 2020 to a minimum of £45,043 pa
- Close to Market Place Shopping Centre
- VAT is not applicable
- Total Current Rents Reserved **£42,000 pa**

On the Instructions of  
**threadneedle.**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Burgess Hill is an attractive Sussex town located 5 miles south of Haywards Heath and 10 miles north of Brighton. The town is served by the A273 which links with the A23 dual carriageway and benefits from regular rail services to London and the south coast. The property is situated on the north side of Church Road close to Market Place Shopping Centre in the heart of the town centre. Occupiers close by include Barclays, William Hill, Halifax, Lloyds and W H Smith.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor banking hall with part first floor staff ancillary accommodation at the rear. The remainder of the first and second floors have been sold off on a long lease. There is some parking at the rear.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

**Viewings**  
Please email [viewings@allso.co.uk](mailto:viewings@allso.co.uk) before 12 noon on Wednesday 25th June if you would like details of the single block viewing. Photo ID will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 28 Burgess Hill**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank (Ground & Part First Floor)	The Royal Bank of Scotland plc (1)	Gross Frontage (2) 15.35 m Shop Depth 13.9 m (45' 7") Built Depth 18.2 m (59' 8") Part First Floor 17.5 sq m	Term of years from 09.06.2005 to 23.06.2027 Rent review in 2020 to a minimum 7.5% increase FR & I. Service Charge cap	£41,900 p.a.	Rent Review in 2020 to a minimum of £45,043 p.a.
Part First & Second Floor	First Call Property Ltd	Part First & Second Floors – Not Inspected	150 years from 24.01.2014	£100 p.a.	Reversion 2164

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers.  
Website Address: [www.rbs.com](http://www.rbs.com)  
(2) Includes entrance to upper floors.

**Total £42,000 p.a.**

