

18 Station Road, Burgess Hill, RH15 9DQ

Mixed-Use Freehold Investment

austin gray



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Description

A unique opportunity to purchase a genuine turnkey investment property in the heart of Burgess Hill. This mid terrace mixed-use freehold investment has recently undergone a full refurbishment and includes a new build two bedroom house to the rear. The property is configured as an open plan ground floor commercial premises with lower ground floor storage, currently vacant and in a shell and core condition ready for a tenant fit out. A self-contained entrance provides access to the first and second floor one bedroom flats and to the rear, access is provided to a self-contained two bedroom house.

The commercial premises is currently on the market with another agency.

The residential elements of the property are let to Mid Sussex District Council.

Situation

The property is located in the heart of central Burgess Hill on the north side of Station Road and within close proximity to Burgess Hill railway station. Numerous amenities are close by including various cafes and restaurants and the nearby Market Pace Shopping Centre is a short walk away.

Accommodation

The property has the following approximate Gross internal floor areas:

FLOOR	SQ.M	SQ.FT
Ground Floor House	39.69	427.21
First Floor House	30.51	328.41
First Floor Apartment	43.60	469.31
Second Floor Apartment	34.20	368.12
Basement Commercial	Unable to measure	Unable to measure
Ground Floor Commercial	41.0	441.32
TOTAL	189	2,034.37



RATEABLE VALUE

FLOOR	£ (+ date)
Commercial Premises	Requires reassessment but previously £11,000 (April 2023)

EPC's

FLOOR	EPC
Commercial Premises	D
18a (first floor flat)	D
18b (second floor flat)	D
18c (house)	C

COUNCIL TAX

FLOOR	BAND
18a (first floor flat)	TBC
18b (second floor flat)	TBC
18c (house)	A



Tenancies

RESIDENTIAL	RENT / £ PCM	RENT / £ PA	Tenancies
18a (first floor flat)	£1,300	£15,600	1 Bed – Let on a tenancy agreement to Mid Sussex District Council for a term of 2 years dated from 26 January 2026.
18b (second floor flat)	£1,300	£15,600	1 bed – Let on a tenancy agreement to Mid Sussex District Council for a term of 2 years dated from 26 January 2026.
18c (house)	£1,500	£18,000	2 bed – Let on a tenancy agreement to Mid Sussex District Council for a term of 2 years dated from 26 January 2026.
Total	£4,100	£49,200	

COMMERCIAL	RENT / £ PA	Tenancies
Commercial Unit	£TBC	Currently vacant but available on the market on a new effective full repairing and insuring lease with a guide rent of £13,500 per annum exclusive.

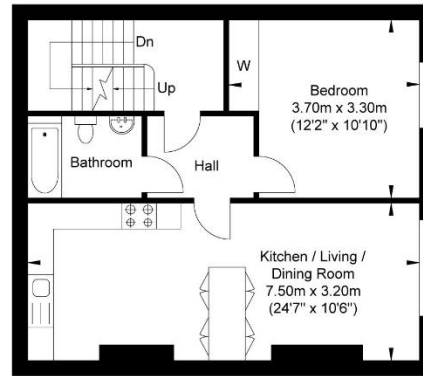
Agent Notes

- From 1st May 2026 fixed term Assured Shorthold Tenancies (AST) will automatically convert to Assured Periodic Tenancies.
- There is guaranteed rental uplift once the commercial premises is tenanted.
- Potential total annual rent of £62,700 per annum exclusive subject to agreed commercial lease terms. A purchase at this level would reflect a gross yield of 7.6%, subject to full occupancy and agreed terms.
- We are unable to inspect or carry out viewings on the two flats and are therefore unable to confirm the condition of accommodation.

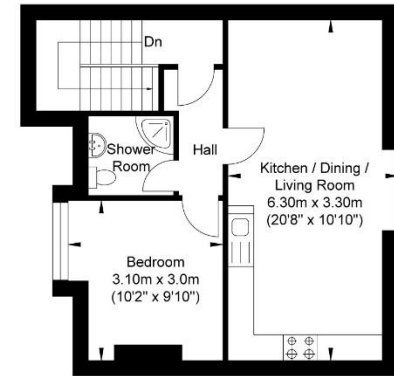
VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.

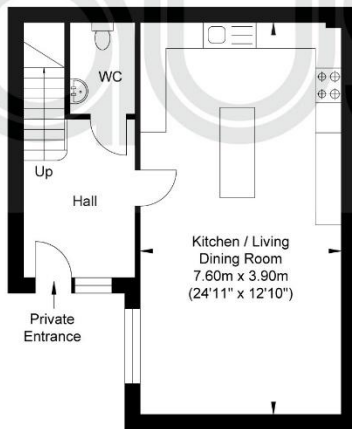
Station Road



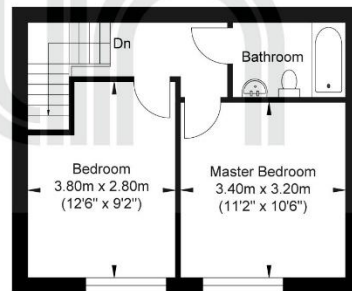
First Floor Apartment
Approximate Floor Area
469.31 sq ft
(43.60 sq m)



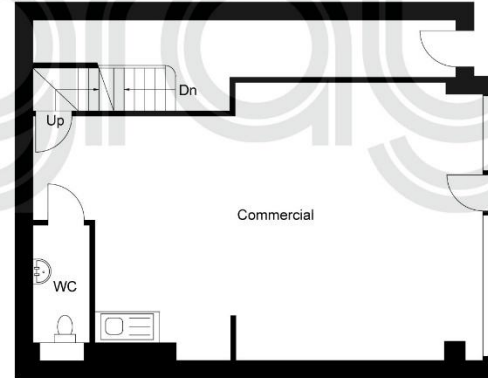
Second Floor Apartment
Approximate Floor Area
368.12 sq ft
(34.20 sq m)



Ground Floor House
Approximate Floor Area
427.21 sq ft
(39.69 sq m)

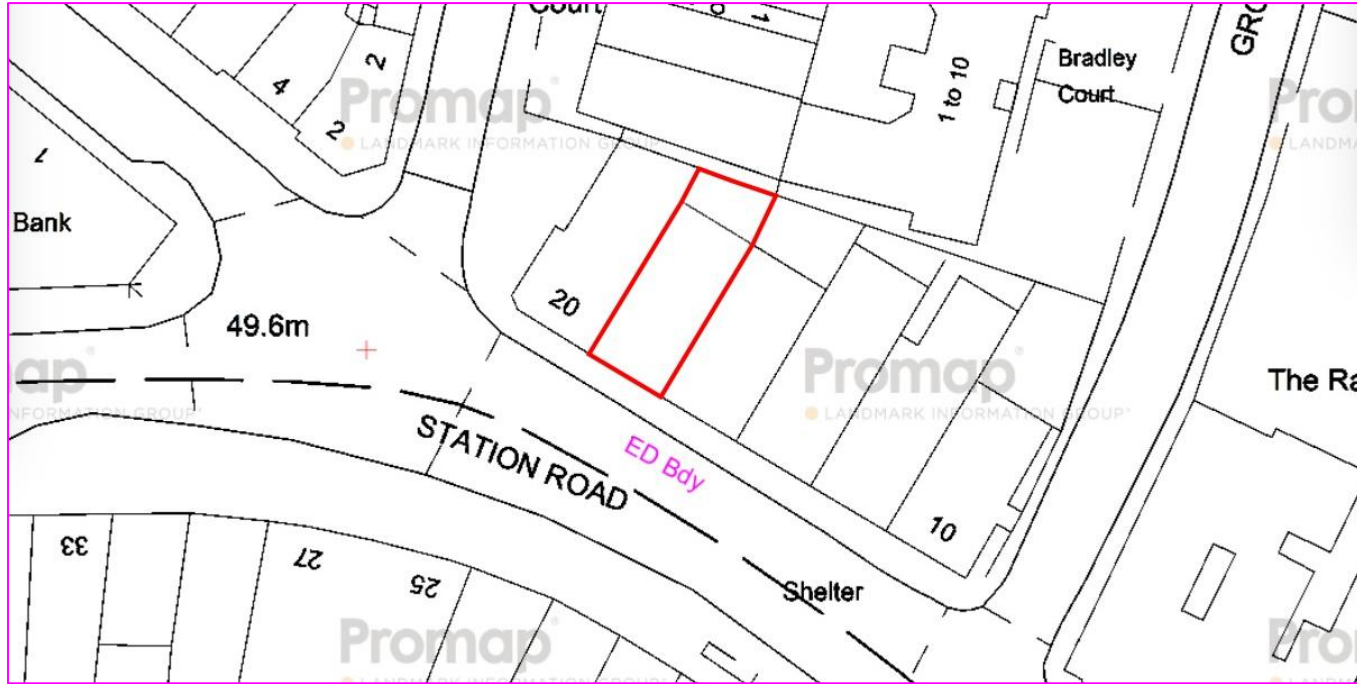


First Floor House
Approximate Floor Area
328.41 sq ft
(30.51 sq m)



Ground Floor Commercial
Approximate Floor Area
441.32 sq ft
(41.0 sq m)

Approximate Gross Internal Area (Including Ground Floor Commercial ,First & Second Floor Apartment) = 189.0 sq m / 2034.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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