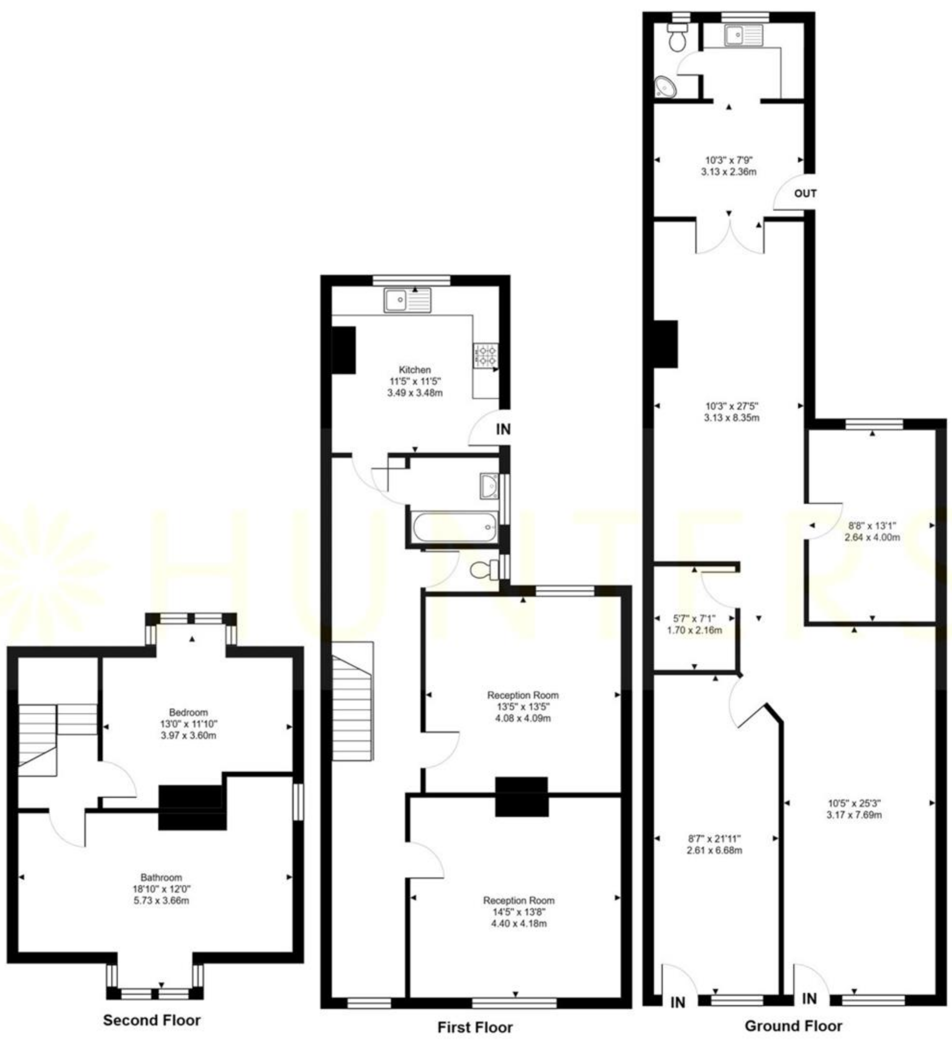

Total Area: 2225 ft² ... 206.7 m²

All measurements are approximate and for display purposes only

HUNTERS
Church Road, Burgess Hill, RH15 9AE
hunters-group.co.uk
Asking Price: £500,000

DESCRIPTION

Prime Mixed-Use Freehold Investment Opportunity

An outstanding opportunity to acquire a prominent mixed-use freehold asset in the heart of Burgess Hill, combining secure income, asset management potential, and exciting future development prospects.

Positioned in a highly visible town-centre location, this substantial property comprises a ground-floor commercial unit and a spacious split-level residential maisonette arranged over the first and second floors. Offering a current income of £40,800 per annum, the property presents investors with both immediate returns and multiple opportunities to enhance value over time.

Commercial Investment

The ground-floor commercial premises are occupied by a well-established tenant under a Full Repairing and Insuring (FRI) lease, generating £25,000 per annum.

With two years remaining on the current lease and the tenant expressing a desire to remain in occupation, the property benefits from reliable income continuity and reduced void risk. The unit enjoys excellent prominence within a busy central location, supporting strong long-term occupational demand.

Residential Accommodation

The upper parts comprise a generously proportioned split-level maisonette currently let on an Assured Shorthold Tenancy, producing £15,800 per annum.

The residential element has recently undergone significant eco-focused improvements. These upgrades include the installation of an air source heat pump and comprehensive dry-lining insulation works to the second floor, substantially improving thermal performance, reducing energy consumption, and enhancing tenant appeal. These modern sustainability improvements position the property favourably against evolving energy efficiency standards and rising demand for lower-running-cost homes.

Asset Management & Growth Potential

The property currently delivers a combined annual rental income of £40,800, with clear opportunities to increase returns through future rent reviews and alignment with prevailing market rents across both the commercial and residential elements.

Adding further appeal, the property previously benefited from planning permission (now lapsed) to reconfigure and extend the existing maisonette to create two self-contained residential units. Subject to obtaining the necessary consents, this offers investors a compelling value-add opportunity to increase rental income, improve overall yields, and unlock additional capital growth.

Investment Highlights

* Freehold mixed-use investment in a prime Burgess Hill location
* Established commercial tenant on a Full Repairing and Insuring lease
* Current gross income of £40,800 per annum
* Eco-enhanced residential accommodation featuring an air source heat pump and upgraded insulation
* Potential for rental growth across both income streams
* Previous planning consent demonstrates future development potential (STPP)
* Attractive blend of secure income, asset management opportunities, and long-term capital appreciation

Rarely do opportunities arise that combine dependable income with such clear scope for enhancement. This is a compelling acquisition for investors seeking a resilient, future-focused asset in one of Sussex's most desirable and well-connected market towns.

Viewing strictly by appointment.

EPC Rating: E (with significant energy-efficiency upgrades already implemented, offering potential for future EPC improvement upon reassessment).

FEATURES

- Prime mixed-use freehold investment in central Burgess Hill
- Ground floor commercial unit let on FRI lease producing £25,000 pa
- Established tenant with desire to remain in occupation
- Spacious split-level residential maisonette producing £15,800 pa
- Current combined rental income of £40,800 per annum
- Recent eco-upgrades including air source heat pump and insulation improvements
- Potential for rental growth and asset management opportunities
- Previous planning consent for conversion into two residential units (STPP)