



**PROMINENT GROUND FLOOR CLASS E PREMISES TO LET**

54 Keymer Road, Hassocks, West Sussex, BN6 8AR

**DESCRIPTION:**

The premises comprise a ground floor Class E premises benefiting from a double-fronted shopfront with a main retailing area of approximately 900 sq ft.

There is a separate store/staff room, two WCs and, at the rear of building, direct access to a small garden.

The premises, which have most recently traded as a Costa Coffee, are considered suitable for a variety of different users and are available with the benefit of a brand-new lease term.

Viewing is strongly recommended.

**LOCATION:**

The property is situated in Hassocks, an attractive village located approximately 7 miles north of Brighton and offering excellent transport links to the wider surrounding areas.

The village has a population of just under 10,000 people and the property is ideally positioned with the village's main High Street.

Nearby occupiers include Boots Chemist, McColl's Newsagent & Post Office and Budgens supermarket.



More information:  
01903 234343  
[www.sprattandson.co.uk](http://www.sprattandson.co.uk)

**ACCOMMODATION:**

**Front Retail Area**

Maximum overall depth	68'9
Internal frontage	14'5
Maximum internal width	14'9
Approximate retail area	900 ft <sup>2</sup>

**Store/Staff Room** 185 ft<sup>2</sup>

**2 x WCs**

**Access to private rear garden**

**TERMS:**

**Lease:**

The premises are available on an effective full repairing and insuring lease with terms to be agreed.

**Rent:**

£17,500 per annum.

**Legal fees:**

In going tenant to be responsible for both sides' legal fees

**RATES:**

Rateable value £12,250

An ongoing occupier may be subject to Small Business Rate Relief. All parties are advised to make their own enquiries with the local authority as to the rates they may incur.

**PLANNING:**

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

**VIEWING:**

Strictly by appointment with Spratt & Son:

**01903 234343**

**ENERGY PERFORMANCE CERTIFICATE:**

Copies of the EPC and accompanying Recommendation Report are available upon request.

We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.



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