



TO LET

34 Keymer Road
Hassocks, West Sussex, BN6 8AN



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Key Features

- Close proximity to A23 and Hassocks railway station
- Excellent local amenities
- Situated in a busy pedestrian & vehicular thoroughfare
- Suitable for a variety of uses STP
- New lease available January 2027
- Established high street parade
- Nearby occupiers include Sainsbury's Local, Hays Travel, Boots Pharmacy, Marram Trading and Hassocks Pet Centre
- Rent £12,000 per annum



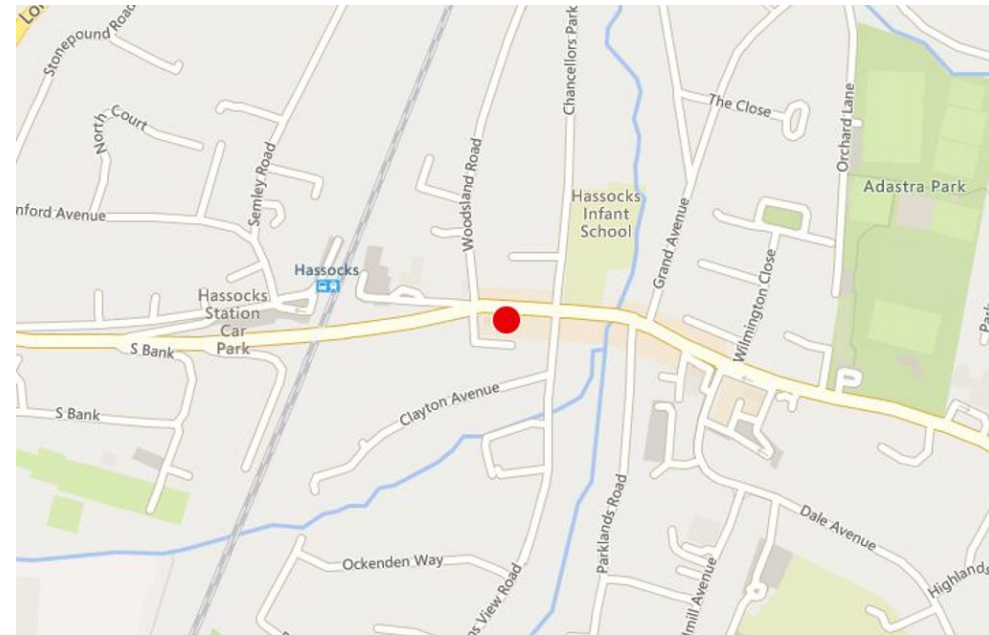


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Location & Situation

Hassocks is a well connected village in Mid Sussex, situated approximately 7 miles north of Brighton and benefiting from an attractive location at the foot of the South Downs. The village offers a good range of local amenities and benefits from excellent transport links, with Hassocks railway station providing direct services to Brighton, Gatwick Airport and London, while the nearby A23 provides convenient access to the wider Sussex region and motorway network.

The property is situated in a prominent position on Keymer Road, Hassocks' high street and principal retail thoroughfare. The surrounding area accommodates a good mix of national and independent occupiers, with nearby businesses including Sainsbury's Local, Boots Pharmacy, Marram Trading and Hassocks Pet Centre.





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Description & Accommodation

The property comprises a ground floor retail/Class E unit forming part of an established high street parade. The accommodation is arranged predominantly as open plan space and benefits from a prominent frontage onto Keymer Road.

The premises would be suitable for a variety of retail, office, other uses falling under use Class E, subject to any necessary consents.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	534	49.61
Total	534	49.61





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Rateable Value

The property is awaiting re-assessment.

EPC

We understand the property has an EPC rating of C (53).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





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Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £12,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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26 August 2026

