



6 Station Approach East

Hassocks, BN6 8HN

TO LET - Class E Retail Unit
Rental £17,000 PAX

546.61 sq ft
(50.78 sq m)

- New Lease
- Extensive Outside Space
- Great Starter Unit

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Summary

| | |
|----------------|---|
| Available Size | 546.61 sq ft |
| Rent | £1,416.67 per month |
| Rates Payable | £3,393.20 per annum Unit should be eligible for NIL rates, please confirm with council |
| Rateable Value | £6,800 |
| Service Charge | N/A |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | B (47) |

Description

Ground floor Class E retail unit most recently used as a cafe/ coffee shop, would suit various uses (STPC). The unit benefits from front and rear outside space providing external seating area.

Excellent starter unit for a new or expanding business.

Location

The property is located on the corner of Station Approach and Woodlands Road, surrounded by a variety of independent businesses including a Sainsbury's Local. Hassocks railway station is at the end of the road, with the unit positioned well to pick up business from local commuters.

Accommodation

The accommodation comprises the following areas:

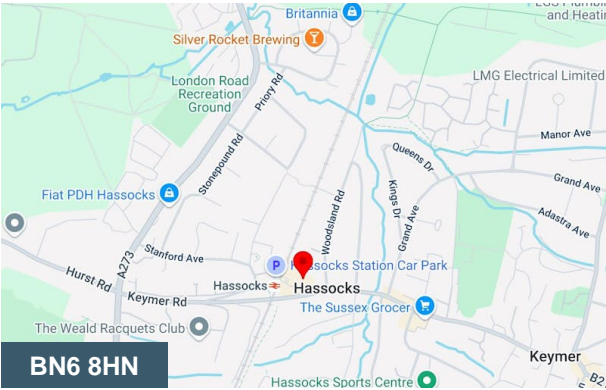
| Name | sq ft | sq m |
|--------|--------|-------|
| Ground | 546.61 | 50.78 |
| Total | 546.61 | 50.78 |

Viewings

Viewings can be arranged via the landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £17,000 PAX.



Viewing & Further Information



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