



**97 High Street, Hurstpierpoint, Hassocks, West
Sussex, BN6 9RE**

**RETAIL UNIT IN POPULAR MID SUSSEX VILLAGE
570 SQ FT (52.95 SQ M)**

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97 HIGH STREET, HURSTPIERPOINT, HASSOCKS, WEST SUSSEX, BN6 9RE

Location

The village of Hurstpierpoint is located 4 miles south west of Burgess Hill and 7 miles south west of Haywards Heath. The A23 lies less than 1 mile away to the west, whilst Hassocks railway station is situated 1½ miles to the east providing travel to Brighton and London.

The village has a thriving local community and being strategically placed between other larger towns and villages, the village enjoys all year round trade from day visitors and passing traffic. The property is located next to The Co-op and opposite the Post Office.

Description

The property comprises an attractive ground floor retail unit forming part of an established parade of shops within a prominent period building. The shop benefits from a traditional glazed frontage with external canopy, providing an appealing and characterful appearance to the street.

The property occupies a visible trading position within a busy mixed-use parade, alongside a range of independent retailers, cafés and service businesses. The surrounding area has an attractive village/town centre character, with good pedestrian footfall and on-street customer parking nearby.

- Rear stores
- WC Facilities
- Kitchenette area
- On-street parking and public car park located nearby
- Nearby independent shops, cafes and amenities

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Ground Floor Sales Area	380	35.3
Rear Stores	190	17.65
TOTAL	570	52.95

Rent

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £13,500 per annum.

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.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £10,750 from 1st April 2026. Small Business Rates Relief maybe applicable for eligible parties.

Service Charge

A service charge will be applicable towards the upkeep and maintenance of the building and common parts. Further details are available on request.

VAT

VAT is NOT chargeable on the terms quoted.

EPC Rating

The premises has a rating of B (32). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

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