



SECURE YARD WITH OFFICE AND UNIT

- 100% Rate Relief (STS)
- 24 Hour Access
- Car Parking available
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

UNIT 4 & 5, STATION GOODS YARD, HASSOCKS, WEST SUSSEX, BN6 8JA

Location

The site is located in the village of Hassocks with its comprehensive shopping amenities, restaurants, pubs, and leisure facilities. Situated approximately 8 miles north of Brighton and approximately 4 miles south of Burgess Hill with direct links to the A273 and A23. The nearest main line station is Hassocks which is approximately 0.8 miles away and regular bus services run nearby.

Description

A secure, gated open storage yard with vehicle access and on-site parking, situated within Station Goods Yard. The site comprises open storage space, an office cabin, and a unit with two roller shutter doors. Access is provided via double entrance gates.

Additional benefits include 24-hour access and dedicated on-site parking.

Currently operating as a vehicle repair workshop but could suit a variety of different uses STNC.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Office Cabin	208	19.32
Unit	894	83.05
Total floor area:	1102	102.37

Tenure

The yard is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £20,000 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £11,000. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £5489.00. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

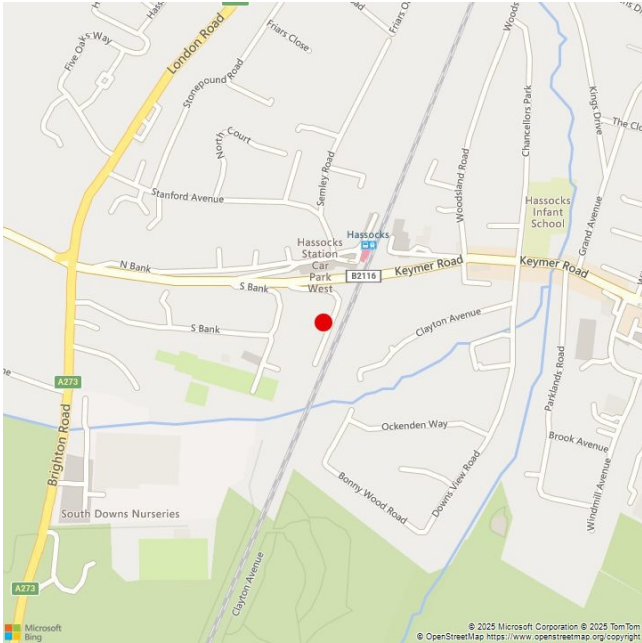
Exempt: Land does not require an EPC.

VAT

We are informed that VAT is applicable on the terms quoted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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