MARCHANTS

COMMERCIAL SHOP UNIT, LONDON ROAD, BURGESS HILL, WEST SUSSEX, RH15 8LH

An attractive ground floor commercial unit, currently arranged as a modern salon, offering a fantastic opportunity for a variety of retail or service-based businesses. Positioned within a characterful parade of shops, the property benefits from excellent kerb appeal with a large display window and an inviting frontage that enhances visibility and branding potential. **Available on a new lease from July 2026.**

- Open Plan Retail/Office Space
- Fitted Kitchen and W.C
- Paved Outside Area in Front
- Parking on Street and Nearby Car Parks
- Situated Opposite the Popular St Johns Park
- Visible Position on a Main Road with Strong Footfall
- Large Frontage with Strong Street Presence
- Available from July 2026

£900 PCM

1 Keymer Road, Hassocks, West Sussex, BN6 8AE

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Marchants Lettings: Marchants Limited, Registered in England & Wales company number 04702251 with registered office being at 1 Keymer Road, Hassocks, West Sussex, BN6 8AE.

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LOCATION

Positioned on London Road, one of Burgess Hill's main 'commercial arteries', this shop benefits from consistent footfall, strong visibility, and a steady flow of passing traffic throughout the day. The property sits within a well established parade of independent retailers, cafés, takeaways, and service-based businesses, creating a lively trading environment. The location offers excellent connectivity, with Burgess Hill town centre just a short walk away, multiple bus routes running along London Road, and convenient access to nearby residential neighbourhoods. Local parking options and nearby amenities make the area highly accessible for customers and staff alike.

UNIT DESCRIPTION

The space features contemporary décor throughout, including neutral tones, modern lighting, and easily maintainable flooring, creating a clean and adaptable environment ideal for client-facing use.

Enter into a bright, welcoming atmosphere with a compact yet functional reception area providing a professional first impression leading through to a well-appointed main shop floor.

The main trading area is currently configured with multiple workstations, and offers flexibility for a variety of layouts depending on business needs. Large windows allow plenty of natural light to flood the space, adding to the airy, open feel. A second entrance door into this area provides scope to use the two areas independently.

A kitchenette comes fully equipped with a worktop, stainless steel sink, cupboard and appliance space under. Wall mounded cupboard and 'Ariston' electric water heater.

Separate W.C. comprises a fitted toilet and wash basin. Extractor fan, electric meter and consumer unit.

A paved forecourt in front of the shop offers potential to utilise further for a new occupant. A concealed built-in timber bin store.

This is a superb opportunity to acquire a rarely available business premises in a desirable and well-established location, perfect for entrepreneurs looking to establish or expand their presence.

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.

ADDITIONAL INFORMATION

BUSINESS RATES: Rateable Value (2026): £9,100. The occupier may be entitled to 100% Small Business Rate relief (subject to status).

EPC: The current EPC is rated C. Valid until 14/05/2035. The landlord takes responsibility for this renewal.

EICR: The current EICR expires 17/01/2031. The landlord takes responsibility for this renewal.

LEGAL FEES: An incoming tenant is responsible for their own legal fees which includes any costs for negotiations between the landlords' solicitor and their own solicitor.

PEP AND SANCTION CKECKS: Under the current regulations we are legally required to carry out identity checks. The cost applicable is £30pp.

LEASE DETAILS: Available by way of new effective full repairing & insuring lease. Length of lease is negotiable. Lease deposit equivalent to 3 months rent.

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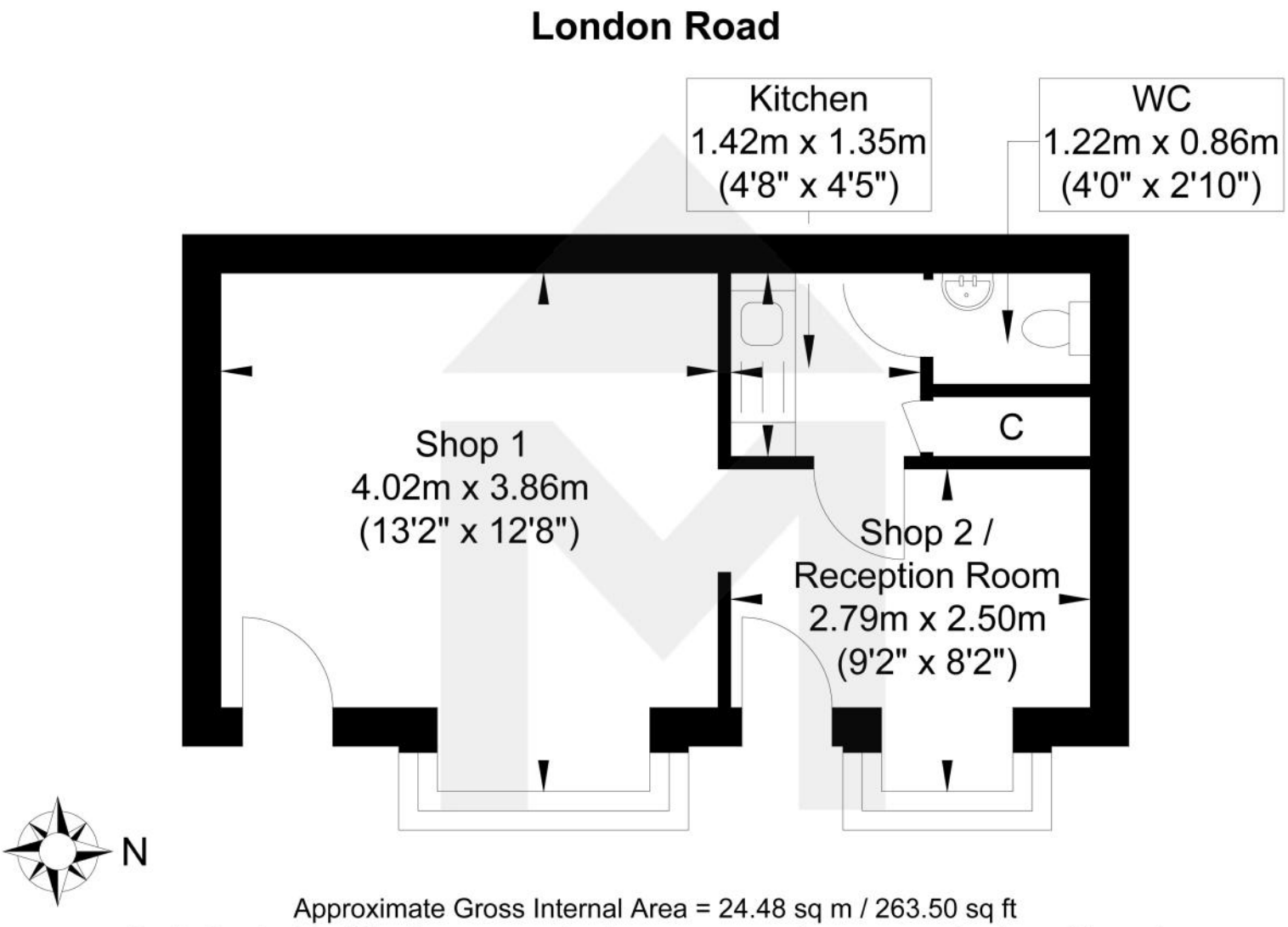
FLOORPLAN



Approximate Gross Internal Area = 24.48 sq m / 263.50 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

TO APPLY, PLEASE GET IN TOUCH.

PLEASE NOTE: These Internal photographs must not be taken without the permission of the agent or the landlord. These particulars have been prepared in good faith, however applicants must satisfy themselves as to their accuracy as they do not and should not form part of a contract of lease. Internal images must not be taken without the permission of the agent.
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