



TO LET

Arden Grange, London Road
Albourne, Hassocks, West Sussex BN6 9BJ



Key Features

- Suitable for a variety of uses falling under Use Class E
- On-site car park providing 15 spaces
- Self-contained
- Within easy access of the main A23
- Prominent roadside location
- New FRI lease available
- Rent £75,000 per annum

Location

The property is located in Albourne just off the B2118 road adjacent to the A23 main road. Albourne is a village, with Brighton approximately 9 miles to the south and Burgess Hill approximately 6 miles to the north east.

Location pin (what3words) : restores.fans.suave
<https://what3words.com/restores.fans.suave>





Accommodation

The property comprises a self contained 2-storey building.

The property has the following approximate
Net Internal Areas (NIA):

Floor	sq m	sq ft
Ground	252.21 sq m	2,715 sq ft
First	120.07 sq m	1,292 sq ft
Total	327.28 sq m	4,007 sq ft

EPC

We understand the property to have an EPC rating of C(70).





Planning

We understand that the premises benefits 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.

Terms

The property is available to let by way of a new lease at a commencing rent of £75,000 per annum inclusive of service charge but exclusive of business rates.

Business Rates

Rateable Value (2023): £63,000

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



Viewing and Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
01273 727070

Nick Martin
n.martin@flude.com
01273 727070

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

