Flude
PROPERTY CONSULTANTS

INVESTMENT / DEVELOPMENT OPPORTUNITY

1,447 SQ FT / 134.43 SQ M

FOR SALE

46 / 46A Keymer Road
Hassocks, West Sussex BN6 8AR

Key Features

- Located on a busy thoroughfare
- Prior approval for 2 x 1 bedroom flats
- Freehold For Sale
- Self contained access
- Leaseback option on the Ground Floor

Location

The property is located on one of the main thoroughfares through the charming village of Hassocks, benefitting from excellent visibility and accessibility. Hassocks railway station is just a short walk away, providing direct rail links to London, Brighton and Gatwick Airport, making this an exceptionally well-connected location for both commuters and visitors.

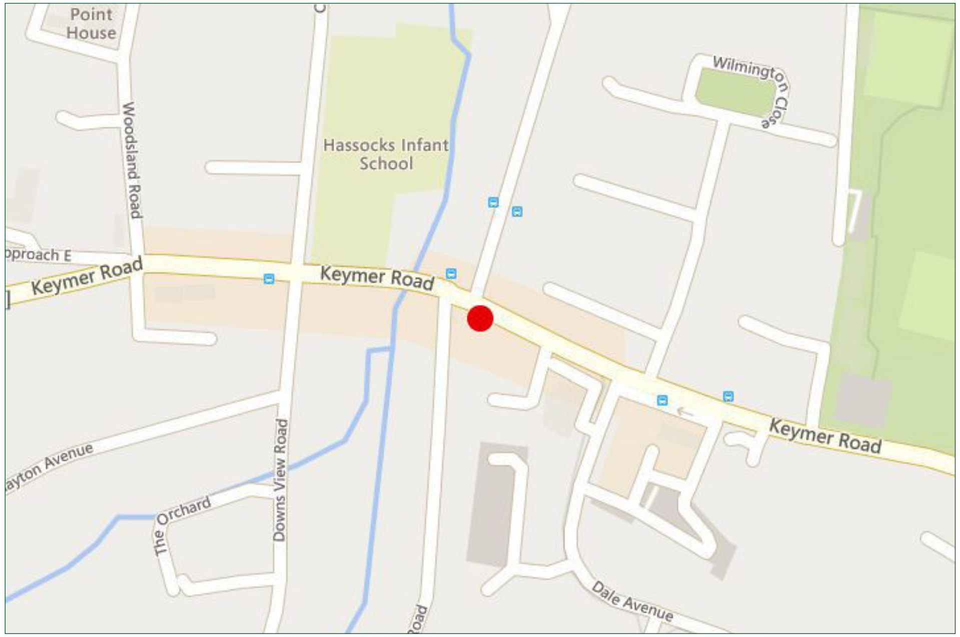
Surrounded by an appealing mix of independent shops, cafés, national retailers and residential streets, the property sits within a vibrant village setting that attracts steady local and passing trade.

Description & Accommodation

The property forms party of a mid terraced building with accommodation arranged over a three story building with a yard space at the rear.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground	321	29.82
First	429	39.85
Second	397	64.75
Total	**1,447**	**116.5**



EPC Ratings

46 - D (86)   46A - E (121)

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Proposed Use - The premises benefits from prior approval for a change of use for two one bedroom residential units under DM/23/2200. Interested parties should make their own planning enquires and satisfy themselves in this regard.

Terms

The property is available by way of a freehold sale with offers in the region of £450,000.

Business Rates

Rateable value (2023): 46 - £8,100 46A -£9,100

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.

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Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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www.flude.com

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.