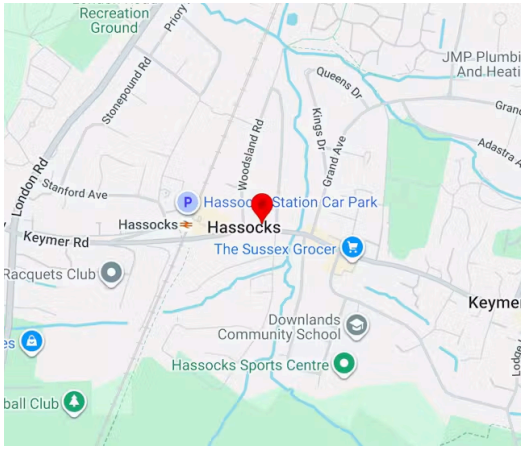


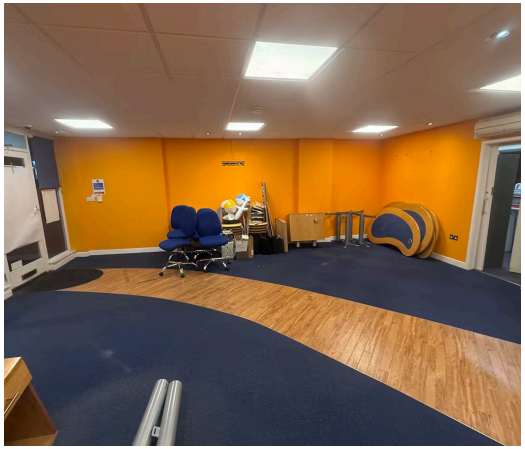
11 Keymer Road, Hassocks, BN6 8AD

Retail To Let | £16,000 per annum Exclusive of rates, VAT and all other outgoings. | 527 sq ft

PROMINENT RETAIL UNIT AVAILABLE IN A DESIRABLE MID SUSSEX LOCATION

eightfold.agency







Description

The property comprises a ground floor shop within Holmwood Court, a three-storey parade with residential flats above, on Keymer Road in the centre of Hassocks. It has a glazed shopfront of about 16 ft (4.88 m) with a single entrance door. Internally there is a regular open-plan sales area, finished with a suspended ceiling, LED panel lighting and recessed downlights, air conditioning, an intruder alarm and a mix of carpet and wood-effect flooring. To the rear are a store / staff room with a fire exit, a kitchenette and a WC.

Location

The property is situated on Keymer Road, the principal shopping street in Hassocks, an attractive Mid Sussex village at the foot of the South Downs National Park. Hassocks station is only a short walk away, with Thameslink and Southern services on the Brighton Main Line, and the A23 / A273 give fast road access to Brighton, Burgess Hill, Haywards Heath and the M23. Keymer Road has a well-established mix of national and local operators including Sainsbury's Local whilst the unit sits between Hamlyn Smith estate agents and Hassocks Food & Wine.

Accommodation

Name	sq ft	sq m
Ground	527	48.96
Total	**527**	**48.96**

Terms

Available by way of a new effective, full repairing and insuring lease for a term of at least 5 years. Subject to status, a rental deposit of 3-6 months' rent will be required.

Use

It should be noted that there is a covenant that does not allow for duplicate uses of business within the parade.

Summary

- Rent: £16,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £4,860 per annum Subject to status, this property may qualify for 100% small business rate relief subject to conditions. Based on the 2026 valuation.
- Rateable value: £11,250
- Service charge: A service charge will be payable based on a fair proportion of shared costs of the building.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: B (44)
- Lease: New Lease
- Terms: 5 years

Further information

- View details on our website
- View Microsite

Contact & Viewings



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01273 672999 | 07764 794936
max@eightfold.agency



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alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.


D COURT






RT
THIS BRANCH IS
NOW CLOSED

Energy performance certificate (EPC)

11 Keymer Road HASSOCKS BN6 8AD	Energy rating **B**	Valid until:	**8 July 2035**
		Certificate number:	**1703-2035-2002-1603-7902**

Property type	Retail/Financial and Professional Services
Total floor area	57 square metres

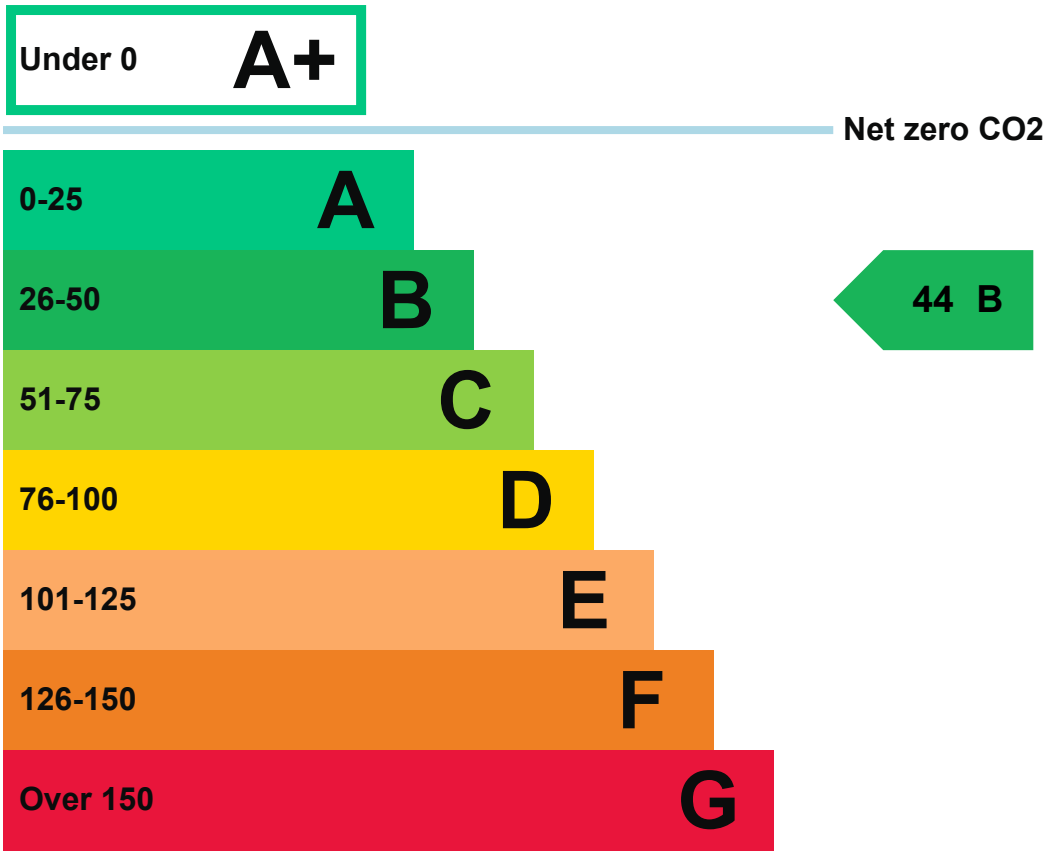
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 6 A

If typical of the existing stock 25 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO2/m2 per year)	22.41
Primary energy use (kWh/m2 per year)	238

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1721-0032-0649-7002-0533).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joe Panther
Telephone	0800 170 1201
Email	joe.p@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210143
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 July 2025
Date of certificate	9 July 2025

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

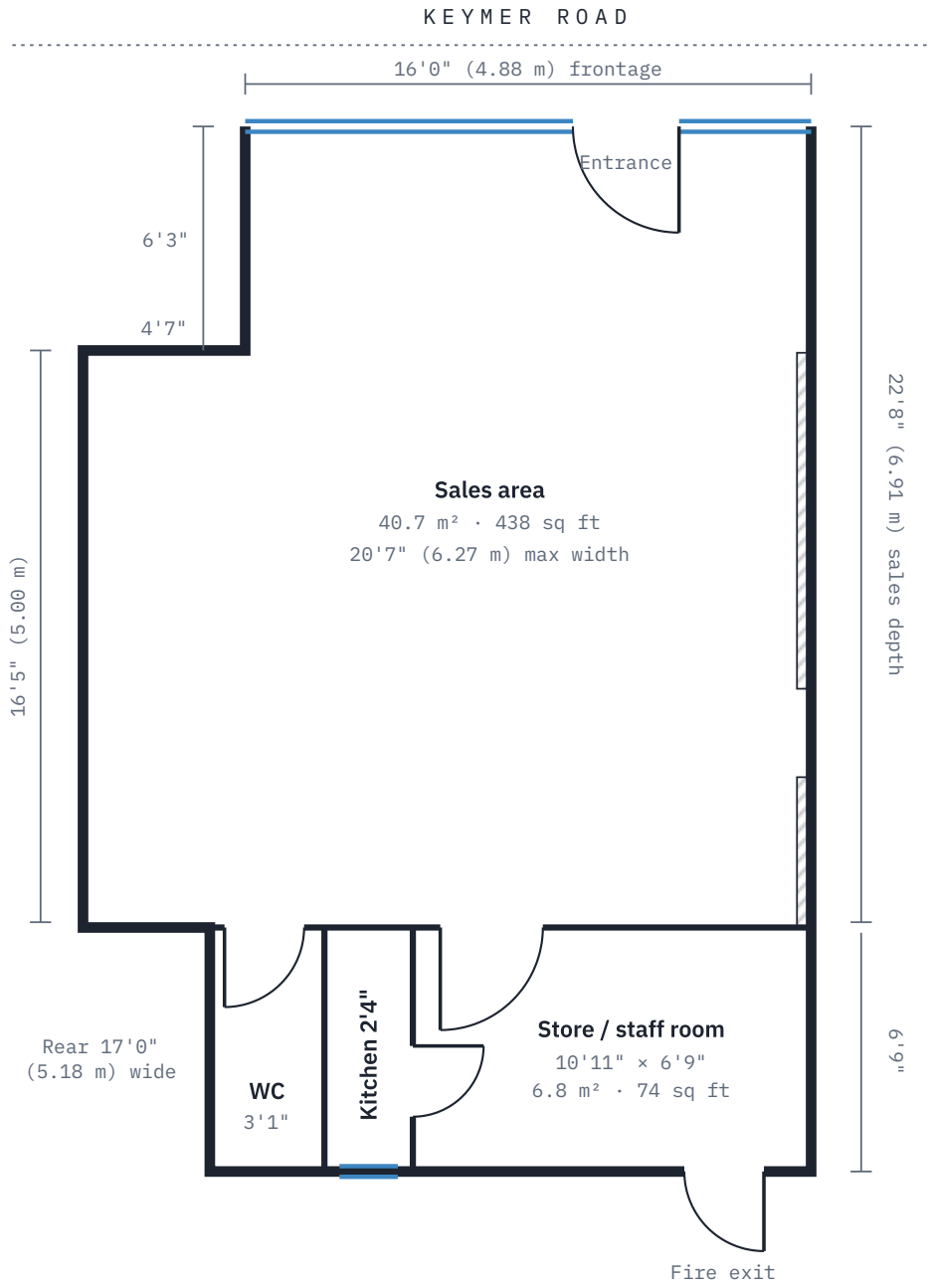
Help (/help) Accessibility (/accessibility-statement) Cookies (/cookies)
Give feedback (https://forms.office.com/e/KX25htGMX5)
Service performance (/service-performance)

OGL

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GROUND FLOOR · FLOOR PLAN

11 Keymer Road

Hassocks, West Sussex BN6 8AD

Ground floor sales	40.7 m² · 438 sq ft
Store / staff room	6.8 m² · 74 sq ft
Kitchen	1.5 m² · 16 sq ft
Net internal area	**49.0 m² · 527 sq ft**

Hatched: boxing / piers on side wall

Glazing

Not to scale. For identification purposes only. Measured from site sketch, 16 Nov 2026. The 4'7" × 6'3" recess beside the frontage is excluded from the sales area. WC excluded from NIA.