

430 SQ FT (40 SQ M)
FULLY FITTED HAIR SALON PREMISES TO LET
OFFICE & CLINIC RELATED USES INVITED



100% SMALL BUSINESS RATES RELIEF AVAILABLE

UNIT 5 DANWORTH FARM
CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX
BN6 9GL

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Hurstpierpoint sits at the junction of the B2116 and B2117, perfectly positioned 3 miles southwest of Burgess Hill, 1 mile northwest of Hassocks, and 9 miles north of Brighton. There are good road links to the A23, being accessible within 1 mile to the southwest via Brighton Road (B2117). For rail connections, Hassocks mainline station is the nearest, offers frequent direct rail services to London terminals and south coast towns.

Danworth Farm is situated in a peaceful, idyllic semi-rural location, accessed off the eastern side of Cuckfield Road (B2117), being approximately one mile to the north of Hurstpierpoint High Street (B2116) and one mile to the south of the A2300 Jane Murray Way (Burgess Hill Bypass). A location map is best viewed online through Google Maps by typing in the property's postcode BN6 9GL

DESCRIPTION

An attractive former barn building, sympathetically converted to provide business space. A particular aesthetic feature is the exposed timber frame structure. The premises are currently fitted out as a hair salon, but subject to some minor works, the premises could serve as an office or other uses within Use Class E. The current hair salon fitout provides four cutting stations and two backwashers. The property forms part of a courtyard development, comprising offices and storage units within a peaceful rural setting.

ACCOMMODATION (NET INTERNAL AREA)

Ground Floor 430 sq ft (40 sq m)

KEY FEATURES

- Velux roof windows
- Well-insulated
- Oil fired central heating
- Cat II strip lighting
- Kitchenette
- WC facility
- Double glazed windows
- On-site parking

TERMS

The property is available to let upon a new full repairing and insuring lease. A rental deposit together with trading accounts and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act Part II (as amended)

RENT

£9,700 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

We are advised that there is annual service charge of approximately £345 + VAT. The charge principally includes the supply of water, sewage plant maintenance, lighting to common parts, estate security (CCTV), all mowing and gardening maintenance to pathways, parking area and landscaping.

PLANNING

The property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Permitted uses within this Use Class allow the premises to be used for retail, office and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Use Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £5,800 (Listed under BN6 9LW). The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £2,505.60. There is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to contact Mid-Sussex District Council Rates Department on 01444 477 564 to verify the above or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE

The property is exempt under the current regulations.

VIEWING ARRANGEMENTS

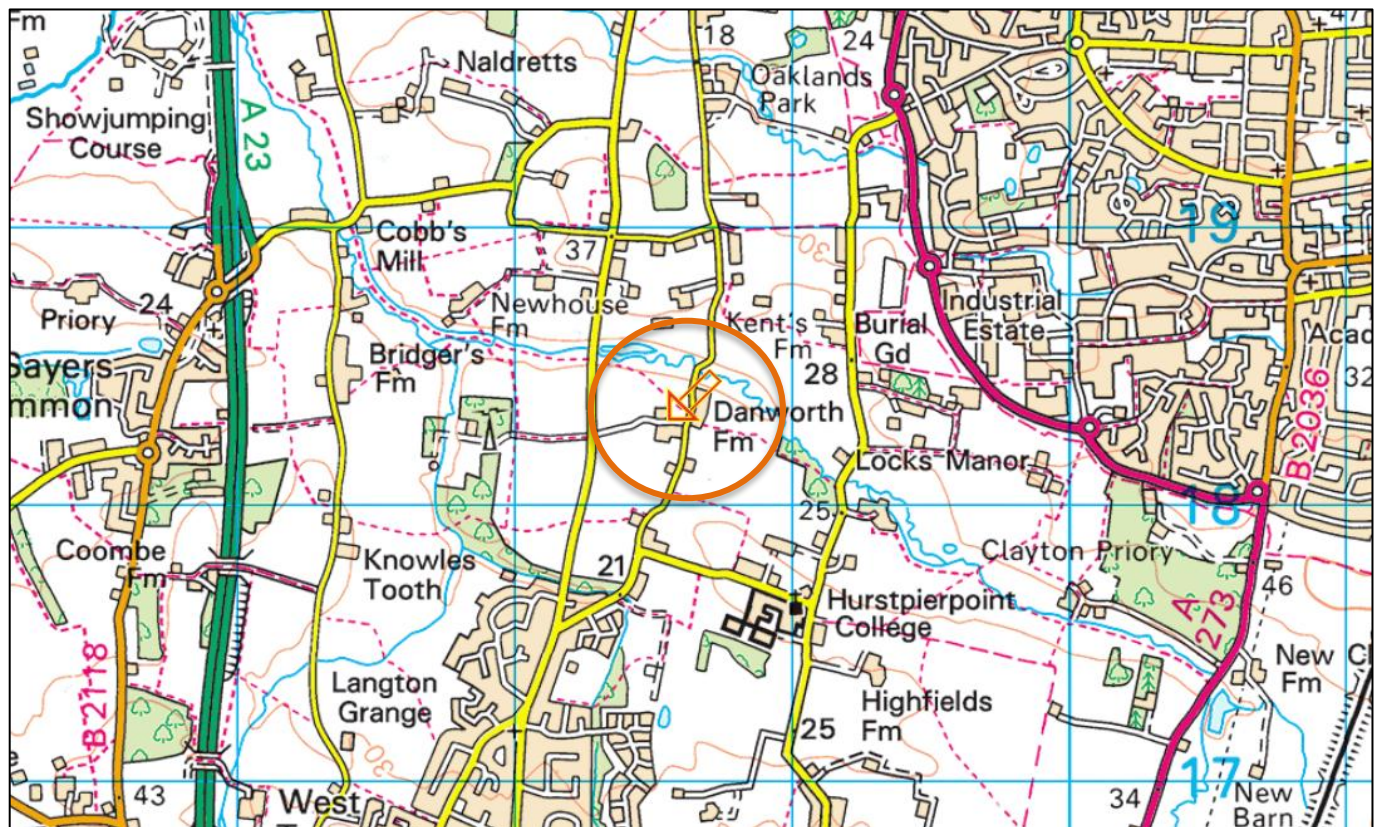
Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans, and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.