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PROPERTY PEOPLE

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6 Oxford Street, Brighton, BN1 4LA

TO LET: WELL-PRESENTED & VERSATILE GROUND FLOOR PREMISES

LOCATION

The property occupies a prominent position on Oxford Street, immediately adjacent to London Road (A23), forming part of Brighton city centre's established commercial core.

The surrounding area provides a diverse mix of national, regional and independent occupiers, including Nationwide Building Society, Co-op, Aldi, Costa Coffee, Nando's, and Holland & Barrett.

Brighton Open Market is located approximately one minute's walk from the property, providing a popular retail, food and community destination with strong daily footfall.

The location benefits from a substantial surrounding residential population, nearby office occupiers and a large student presence from the University of Brighton and University of Sussex.

Brighton Mainline Railway Station is approximately 650 metres to the south-west, providing direct services to London, Gatwick, and destinations throughout the South East. London Road Railway Station is also within walking distance, whilst the property benefits from convenient access to the A23, A27 and wider road network.

Description:

The property comprises a well-presented ground floor commercial unit extending to approximately 498 sq ft, currently fitted out as a therapy and treatment practice.

Internally, the accommodation provides a reception area, two partitioned treatment rooms, rear kitchenette/storage area and WC facilities. The existing partitioning is non-structural and allows the layout to be adapted to suit alternative occupier requirements, subject to landlord consent.

The premises benefits from an attractive glazed frontage, providing good visibility and natural light, together with fire alarm detection, smoke detectors, electric heating, ample power supply and useful ancillary storage.

This property is suitable for a range of occupiers including such as professional practices, healthcare and wellbeing operators, beauty and aesthetics businesses, and other service-based or appointment-led businesses.

Key Features:

- Prominent City Centre Location
- Adaptable Internal Layout
- Excellent Transport Connections
- Suitable for a Variety of Occupiers

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Trading Space42539.48Ground Floor Rear Kitchenette and Storage736.78Total49846.26

Rent:

£14,000 per annum

Terms:

A new lease is available on terms to be agreed at a guide rent of £14,000 per annum, exclusive.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to

provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

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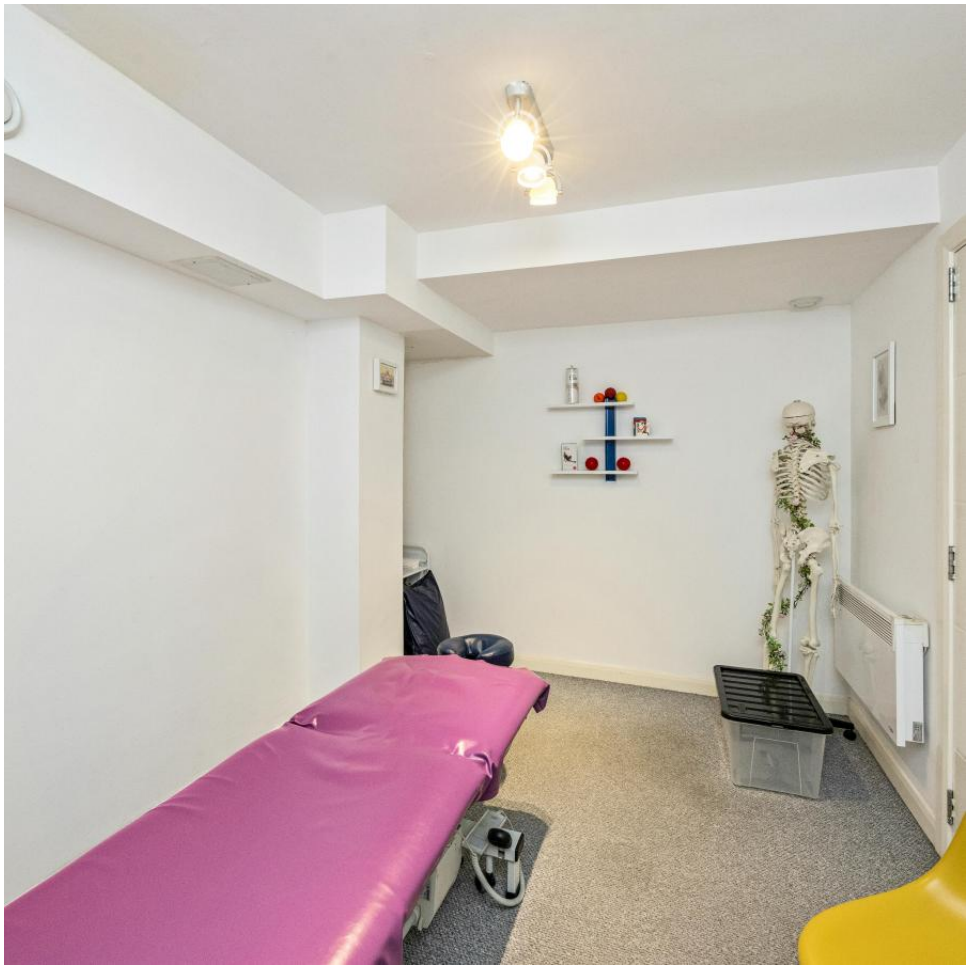

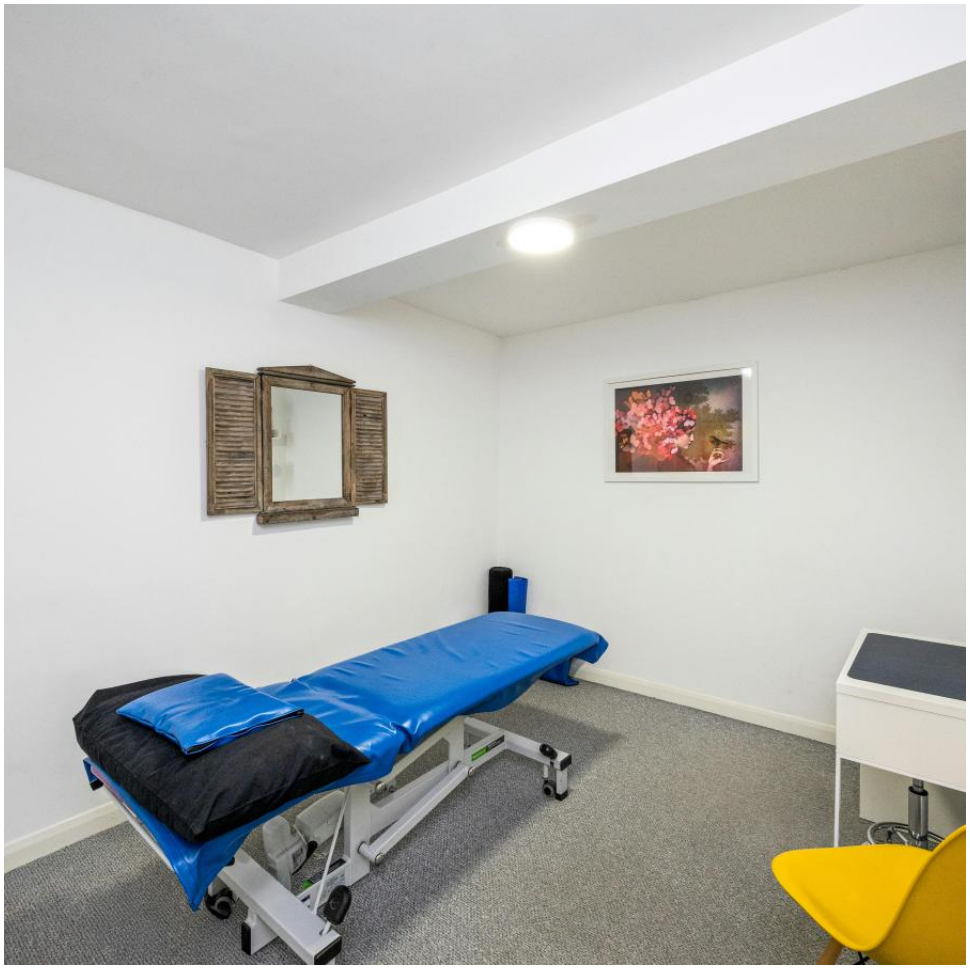

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.