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PROPERTY PEOPLE

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Ground Floor, 5-8 London Road, Brighton, BN1 4JA

TO LET: PRIME NEWLY FORMED SHOP ON LONDON ROAD

LOCATION



The property is located on the eastern side of London Road, a bustling commercial thoroughfare and well-established trading area. It hosts a mix of national brands, including Aldi, McDonald's, Taco Bell, Specsavers, Card Factory, KFC, Nando's, Starbucks, Nationwide, and The Cooperative, alongside a variety of independent retailers and several popular pubs, all within a densely populated residential neighbourhood. The building also features modern, purpose-built student accommodation with 156 beds and communal spaces.

Situated just south of Preston Circus and Preston Park, the property benefits from excellent transport links. Brighton Mainline Station is only 400 metres to the west, and London Road Station is 600 metres to the north. Both stations offer regular direct train services to London Victoria (75 minutes) and Gatwick (30 minutes). London Road also provides easy access to the A23 and A27 by car, with frequent bus services connecting to Brighton city centre.

Description

An exceptional opportunity to lease newly developed, self-contained premises on London Road, perfectly suited for a variety of 'Class E' uses. The property features an open-plan layout with an impressive double-display glass frontage and the possibility of outdoor seating.

A new lease is available with flexible terms, and the premises are ready for immediate occupancy.

Key Features

- Popular London Road location
- Impressive glass shopfront
- Potential for outside seating

- High vehicle and pedestrian footfall
- New lease available on flexible terms

Accommodation

Arranged over Ground Floor, with an attractive shopfront all arranged as follows.

- Maximum Internal Width: 36'1"
- Maximum Internal Depth: 55'9"
- Floor-to-ceiling Height: 11.7 feet (3.6 metres)

Total Accommodation (NIA) - 1,827 sq ft (169.7 m2)

The building was constructed to high efficiency and sustainability standards, featuring a 3-phase smart-metered electrical system, concrete flooring, and ample natural light provided by its double-display glass frontage.

Lease

A new lease is offered for a term to be negotiated.

Rent - £56,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring Lease by way of service charge contribution.

Business Rates

- Billing Authority: Brighton & Hove
- Description: -
- Rateable Value: To be assessed
- Valid from 1 April 2023 to present

VAT

The property is elected for VAT.

Legal Fees

Each party is to pay for their own legal fees incurred.

Viewing Arrangements

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












Promenade
Student


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McDonald's
BUS
STOP

GET IN TOUCH

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