



66 Old London Road, Patcham, Brighton, BN1 8XQ

TO LET: HIGH-VISIBILITY RETAIL UNIT WITH OUTDOOR SEATING POTENTIAL

# LOCATION



The property is positioned within an established local parade in a predominantly residential neighbourhood, benefiting from steady footfall generated by the surrounding community. The area supports a healthy blend of independent retailers, cafés, and service-led businesses, contributing to a vibrant and well-rounded trading environment. Opposite the unit is a Co-op, providing a strong daily flow of shoppers, while a mix of offices and residential units in the vicinity further contribute to regular passing trade.

The parade supports a healthy mix of independent retailers, cafés, and service-led businesses, creating a vibrant and well-rounded trading environment. Excellent transport links, including regular bus routes and nearby main roads, provide easy access to surrounding residential areas and wider commercial centres.

## Description

Situated in the heart of Patcham village, this prominently positioned retail unit offers an excellent opportunity for a business seeking strong visibility within a thriving local community. The property comprises a self-contained ground floor retail premises, most recently trading as a local florist. The layout provides an open plan front trading area with a rear ancillary section suitable for storage or back of house operations, incorporating a WC and stainless-steel sink. The unit benefits from a private rear courtyard accessed directly from the shop, together with potential for front external seating or display space (subject to the necessary consents). An existing awning is already in place.

## Key Features

- Prime Location in Patcham Village, Three Miles North of Brighton
- Strong Local Catchment with an Attractive Mix of Independent Traders Nearby
- Open-Plan Trading Area with Rear Ancillary/Storage Section
- Ready for Immediate Occupation
- Eligible for full Small Business Rates Relief

## Accommodation

The Ground Floor is arranged as follows:

Ground Floor Trading Area: 263 sq ft (24.34 sq m)

- Internal Depth (max): 21 ft
- Internal Width (max): 16 ft 6 in

- Floor to Ceiling Height: 2.86 m

Ground Floor Rear Ancillary (with WC): 120 sq ft (11.14 sq m) Total Commercial Area (NIA): 383 sq ft (35.48 sq m)

## Lease

A new lease is available on flexible leasing terms.

Guide Rent - £8,000 per annum exclusive.

## Rent Review

By way of negotiation.

## Repairing Liability

Full Repairing and Insuring via a service charge contribution.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and premises
- Rateable Value: £6,100
- Valid from 1 April 2023 to present

## VAT

VAT will not be payable on the terms quoted.



## Legal Fees

Each party is to pay their own legal fees incurred.

## 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.

## Viewing Arrangements

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







GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



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