



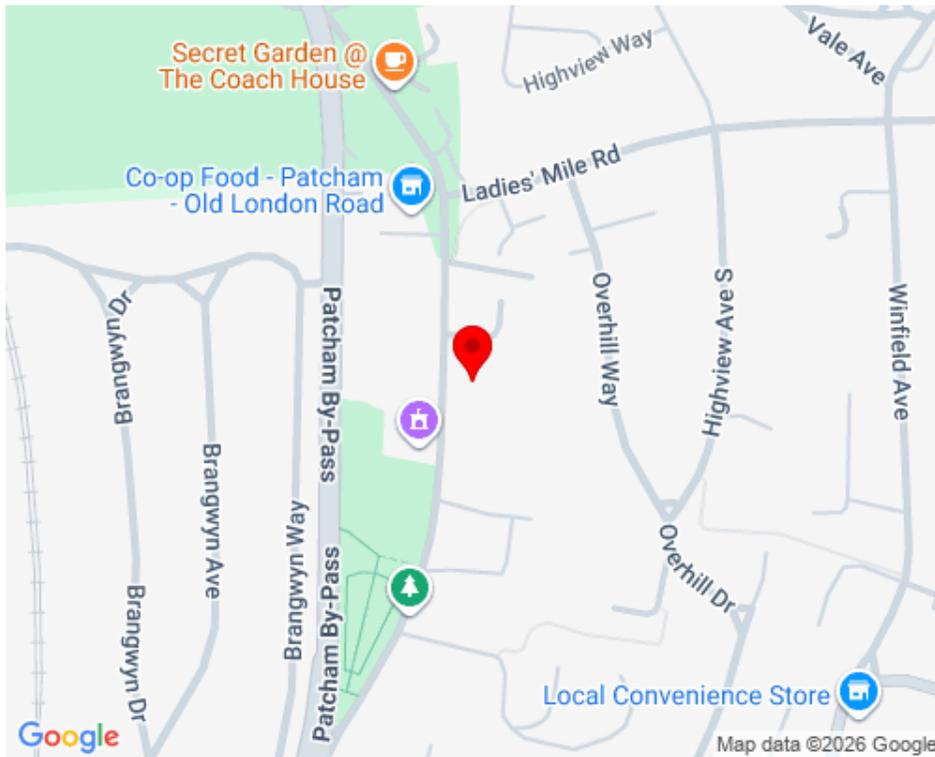
graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



66 Old London Road, Brighton, BN1 8XQ
TO LET: HIGH VISIBILITY RETAIL UNIT WITH OUTDOOR SEATING POTENTIAL

LOCATION



The property occupies a prominent position within the centre of Patcham Village, an established suburban location approximately three miles north of Brighton city centre. Patcham serves a well-defined local catchment and benefits from a strong mix of independent retailers and local amenities.

The area is well connected, with regular bus services providing access to Brighton and the surrounding districts. The property is also conveniently located close to the A23, offering direct routes to the A27, Gatwick Airport, and London. On-street parking is available in the immediate vicinity, providing ease of access for customers and occupiers alike.

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 approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Trading
Area26324.43ancillary12011.15Total38335.58

Rent:

£8,000 per annum exclusive

Terms:

Available by way of a new Internal Repairing and Insuring (IRI) lease, to include responsibility for the shopfront, with terms to be agreed.

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.







GET IN TOUCH
gravesjenkins.com



Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB