



66 Old London Road
Brighton, BN1 8XQ

To Let: High Visibility Retail Unit with Outdoor Seating Potential

383 sq ft
(35.58 sq m)

- 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

66 Old London Road, Brighton, BN1 8XQ

Summary

Available Size	383 sq ft
Rent	£8,000 per annum exclusive
Rateable Value	£6,100 Eligible for Small Business Rates Relief.
Service Charge	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

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.

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.

Accommodation

The approximate net internal areas measured are as follows:

Name	Floor/Unit	sq ft	sq m
Ground - Trading Area	Ground	263	24.43
Ancillary	Ancillary	120	11.15
Total		383	35.58

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 & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com

