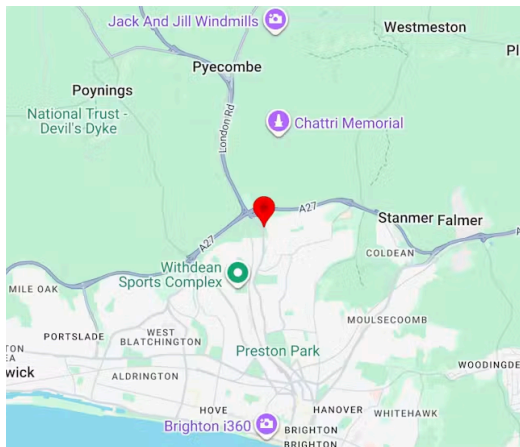




Church Hill, Patcham Village, Brighton, BN1 8YE

A3 (Restaurants and Cafes), Healthcare, Leisure, Office, Other - Health /
Nursery / Church / Education, Restaurant / Cafe, Retail, Retail - Out Of Town
To Let | £13,500 per annum per annum exclusive of rates, VAT & all other
outgoings. | 220 sq ft

DELIGHTFUL CLASS E PREMISES TO LET IN PATCHAM OLD VILLAGE-CURRENTLY A FITTED HAIRDRESSERS-
AVAILABLE JANUARY 2027



Description

An impeccably maintained detached building that was converted over 25 years ago to create the impressive property that is now in place. The property comprises an open plan space that has traded as an upmarket hairdressing salon with WC facilities but could be suitable for a variety of uses (STNC), which could include office, retail, cafe or medical. The space provides a predominately open plan area accessed via double doors with a tiled floor feature bay window 2 cupboards & a WC.

Location

The property is situated within The character Patcham Old Village located on the outskirts of Brighton City Centre with good vehicular access to all parts of the city as well as to both the A23 & A27. Patcham & the surrounding areas are popular residential locations that benefit from a number of good schools in the area. Being outside of the city the property also benefits from being in area that currently still benefits from free on road parking.

Accommodation

Name	sq ft	sq m
Ground	220	20.44
Total	220	20.44

Terms

Available by way of a new full repairing & insuring lease for a term to be agreed. A premium of £5000 & a 6 months rent deposit will be required. The property will be available from the beginning of January 2027.

Estate Agents Act- Connected Party

It should be noted that a director of this firm is a connected party to this property.

Summary

- Rent: £13,500 per annum per annum exclusive of rates, VAT & all other outgoings.
- Business rates: £2,395.20 per annum Whilst the figures are specified above the current business has qualified for 100% small business rate and does not pay rates. Subject to conditions this could apply to any incoming tenant also.
- Rateable value: £4,800
- Service charge: n/a
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. An unconditional undertaking will be required prior to papers being issued.
- Lease: New Lease
- Terms: 10 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

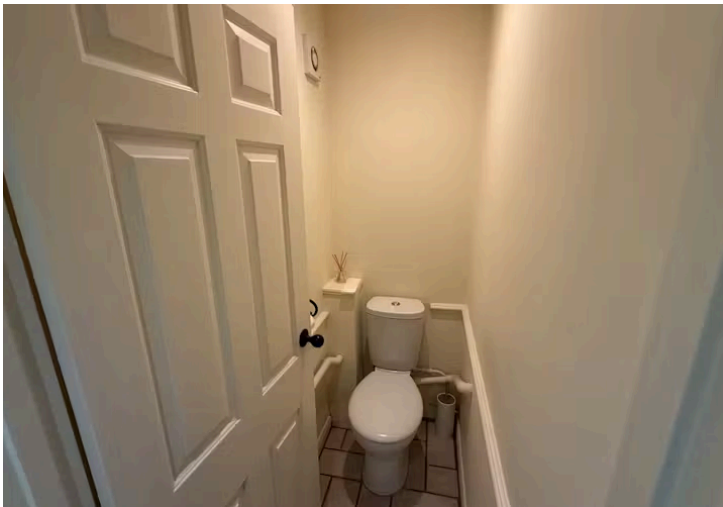
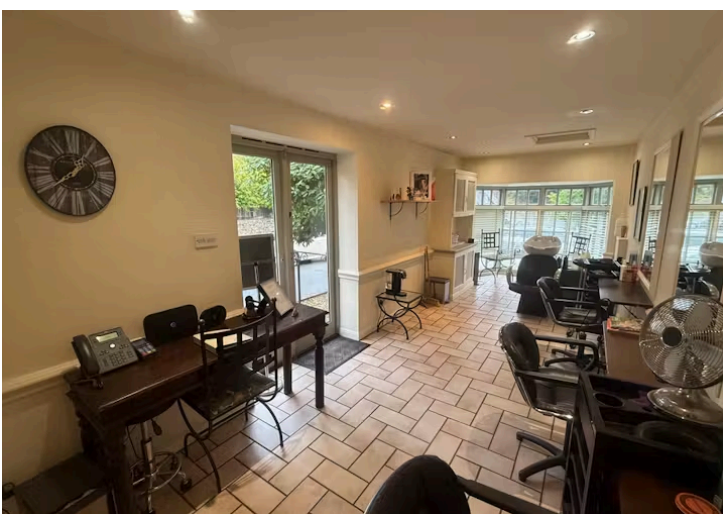


Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.

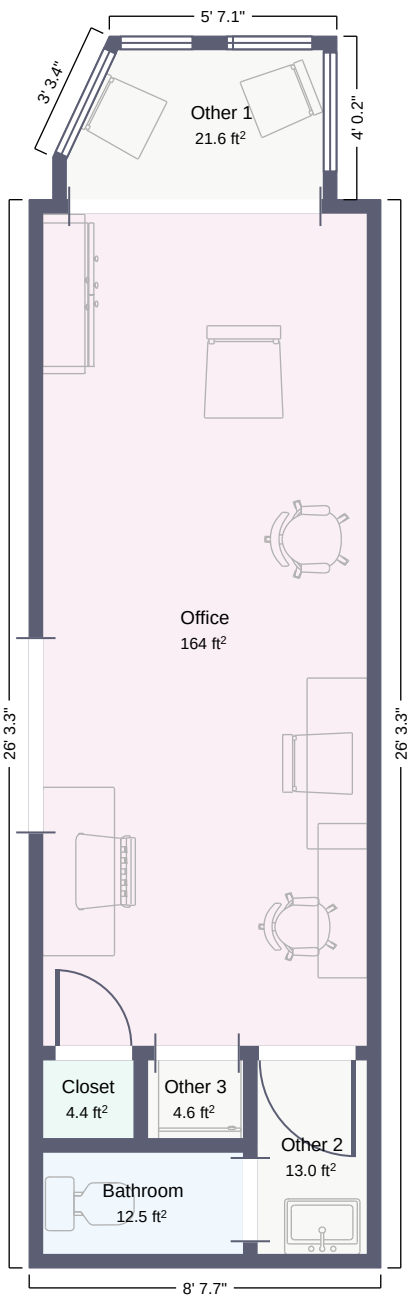




Floorplan

37 Church Hill, Brighton, England

Approximately 253 ft² total



Made with

Polycam

3 ft