

LONG LEASEHOLD FOR SALE

273 sq. ft (25.39 sq. m)



Oakley

Your Sussex Property Expert



2a Matlock Road, Brighton BN1 5BF

- Situated just off Dyke Road
- Long Leasehold with approx. 102 years remaining from March 2026
- Excellent condition
- Currently laid out as a beauty salon
- Vacant possession

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LOCATION

The property is located in a the sought after area of Brighton with easy access to Brighton and Hove's many landmarks, amenities and vibrant cultural scene. The property is a 20-minute walk from Hove Park and a 10 minute walk from Preston Park Station. The property is set in Matlock Road which is predominantly a residential street.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 5BF.

DESCRIPTION

The property comprises a well-presented ground floor commercial unit, currently laid out as a beauty salon with reception/waiting area, treatment rooms, shower, WC and kitchenette. The property is located in a prominent position near to the junction with Dyke Road.

ACCOMMODATION

The accommodation briefly comprises:

| | SQ.FT | SQ.M |
|-----------------------------------|-------------------|---------------------|
| <i>Ground Floor</i> | <i>273</i> | <i>25.39</i> |
| <i>Total Accommodation</i> | <i>273</i> | <i>25.39</i> |

TENURE

The unit is available on a long leasehold basis with approximately 102 years remaining from March 2026.

GUIDE PRICE

Offers are invited in the region of £130,000.

VAT

VAT is not applicable on the sale price.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

ENERGY PERFORMANCE CERTIFICATE

The EPC for the property is B-40.

BUSINESS RATES

The Rateable Value for the property for the financial year (2026-2027) provided by the Valuation Office Agency www.voa.gov.uk is £8,200.

Subject to an occupiers status, the property may benefit from up to 100% Business Rates relief.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688882

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.





All images, maps, plans and boundaries are for reference purposes and not to scale.

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