



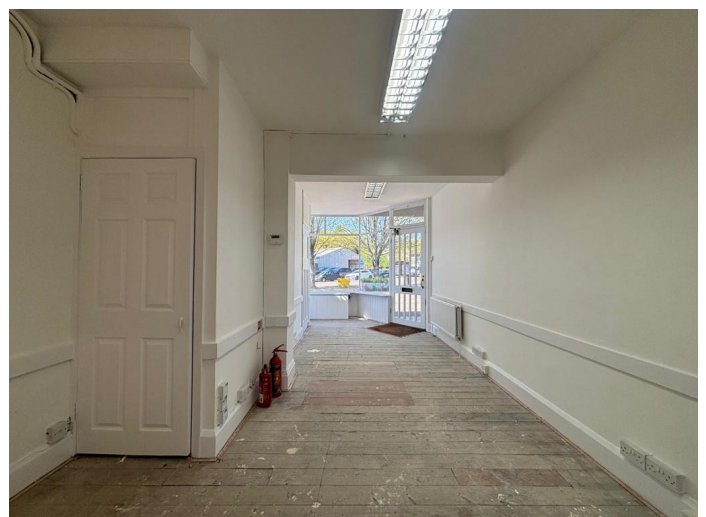
78 Old London Road  
Brighton, East Sussex, BN1 8XQ

**TO LET**

Well Located Class E Premises  
386 sq ft / 35.86 sq m

### Key Features:

- Easy access to A23
- Suitable for a variety of use (STP)
- 100% rates relief Subject to Status
- Available immediately
- Rent £10,000 per annum





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## Location

The property is located within the centre of Patcham Village which is an established suburb of Brighton within 3 miles north of Brighton and the surrounding suburbs. The property benefits from easy access to the A23 offering access to the A27 and offers routes to Gatwick and London as well as other areas of Brighton and Hove.

On street parking is accessible in the immediate vicinity and also has good access to public bus routes.

This location benefits from a mix of residential and commercial property with local occupiers to include, the Co Op, Patcham Garage, Miller & Carter, Londis Petrol station and the Village Dental Centre.

## Description

The property comprises a ground floor retail unit with kitchen and WC located at the rear of the property.

## Accommodation

We have measured and calculate the premises to have the following approximate Net Internal (NIA) area:

Area	Sq Ft	Sq M
Ground Floor	386	35.86
Total	386	35.86

## EPC

We understand the property has an EPC rating of D - 88

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £10,000 per annum exclusive of rates, buildings insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value (2026): £5,800

## VAT

Rents and prices are quoted exclusive but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

27 April 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com

