



BEAUTY SALON PREMISES TO LET

- Busy Thoroughfare
- 100% Rate Relief (STS)
- Class Use - Sui Generis

Interested in this property? Please contact us on 01903 792785

35 LADIES MILE ROAD, BRIGHTON, EAST SUSSEX, BN1 8TA

Location

Situated in Patcham on the northern outskirts of Brighton, Ladies Mile Road houses a number of independent retailers and offers easy access to the A27. Regular bus services run nearby and Preston Park train station is approximately 1.5 miles away. The property is approximately 3.5 miles to the north of Brighton.

Description

This well presented ground floor premises is situated along a popular local parade in Ladies Mile Road, Patcham. The unit is currently trading as a beauty salon but will be offered with vacant possession. The property comprises double shop front, open plan reception/salon area with stairs leading to a further space and treatment room. To the rear is a WC, kitchenette, store room and two further treatment rooms.

Additional benefits include ample power points, LED and spot lighting and 100% rate relief.

The premises would suit a variety of different occupiers (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	418.71	38.9

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £15,000 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £7800. The small business rates for the financial year (2024 - 2025) is 4.7.1p in the £ making the rates payable approx. £3,673.80. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of E - 110.

VAT

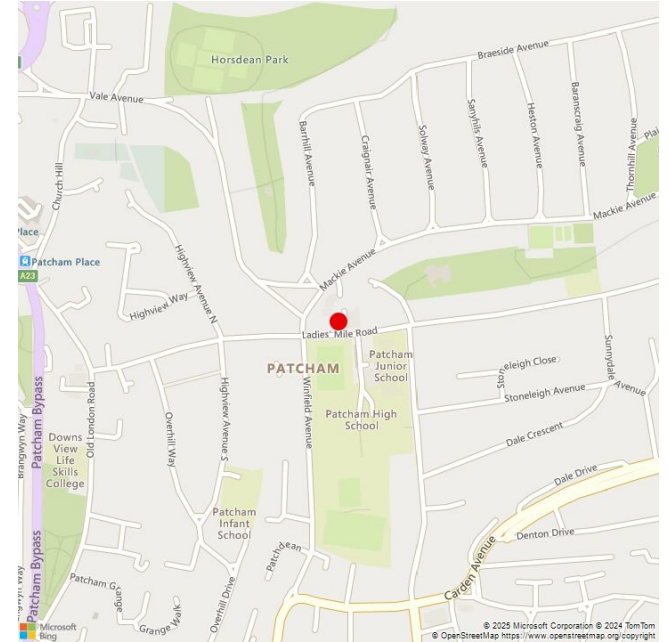
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Sui Generis use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk



Nichola Charles

01903 792785

nicholacharles@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Jacobs | Steel