



**TO LET**

**The Old Coach House, 110 Old London Road  
Brighton BN1 8BB**





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## Key Features

- Detached, self-contained office building
- Arranged over four floors
- Comprising cellular office accommodation, meeting rooms, kitchen and break-out areas
- LED lighting and attractive wooden shutters
- Modern shower and WC facilities
- EPC C rating
- Private car parking for approximately 14 cars
- Potential for other uses within Use Class E (STNC)
- Providing easy access to the A23 and A27
- Rent £60,000 per annum

## Location

The Property is located in the primarily residential neighbourhood of Patcham, on the outskirts of Brighton, approximately 3.0 miles to the north of the City Centre, and benefits from excellent road communications throughout the region and beyond, being less than 0.5 miles to the south of the junction of the A23 and A27.

The surrounding area offers a range of amenities, including shops, cafés and restaurants. The Co-operative is within easy walking distance to the south.





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## Description & Accommodation

The available accommodation is arranged across the basement, ground, first and second floors of this unique building, which we understand to have previously been a hotel and dates back to the early 19th century. The space offers a predominantly cellularised layout, fitted with CAT5 cabling.

The building also benefits from a reception area, kitchen facilities and dedicated male and female WC facilities.

There is a private car park to the rear of the property, providing parking for approximately 14 cars.

The property has the following approximate Net internal areas:

Floor	Sq Ft	Sq M
Ground Floor	925	85.95
First Floor	912	84.85
Second Floor	614	57.06
Basement	613	56.97
<b>Total</b>	<b>3064</b>	<b>284.83</b>







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## EPC

C (63)

## Planning

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

## Terms

The premises are available by way of a new lease for a term to be agreed at a guide rental of £60,000 per annum.

## Business Rates

Rateable Value (2023): £43,250

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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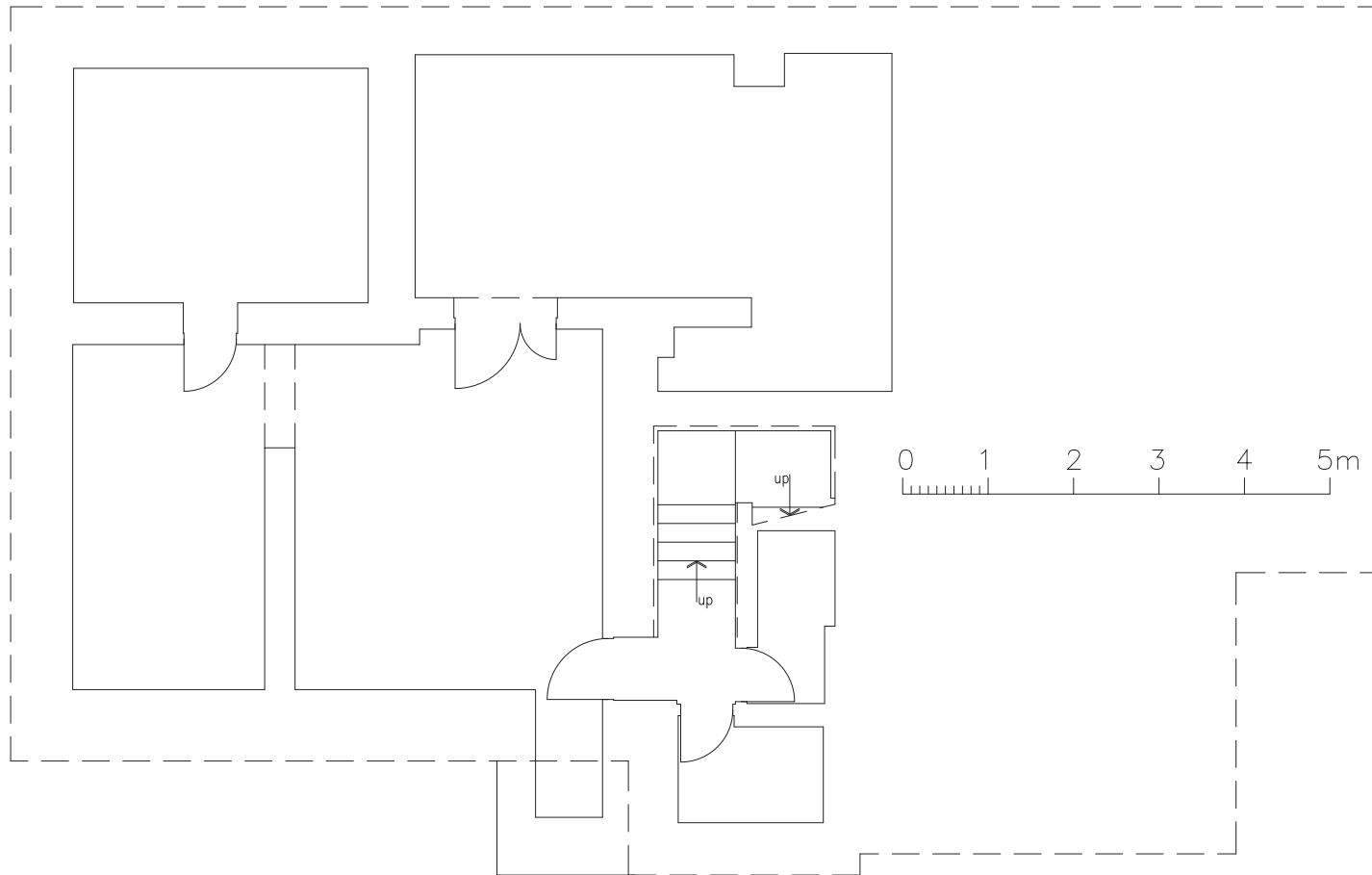
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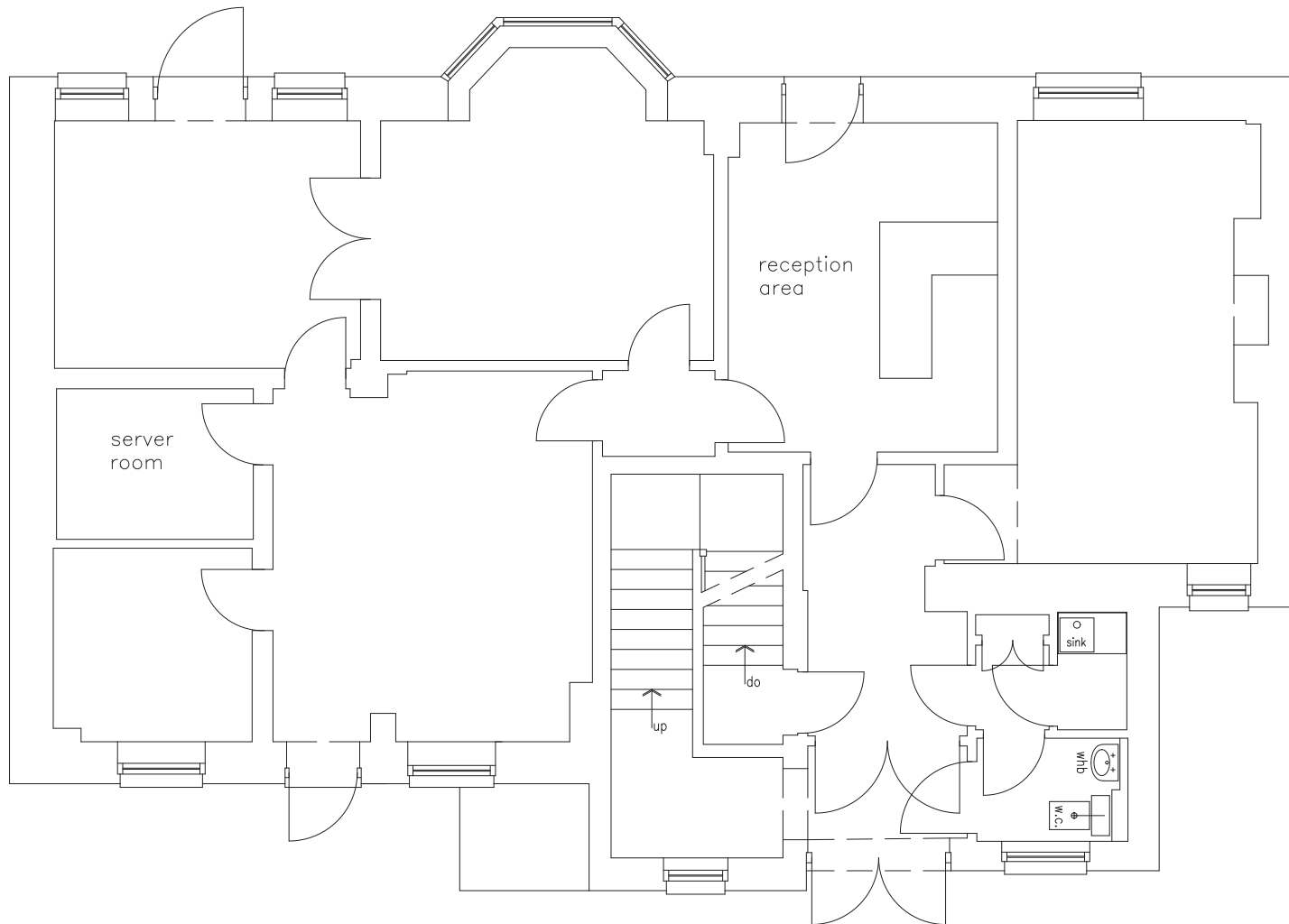
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect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





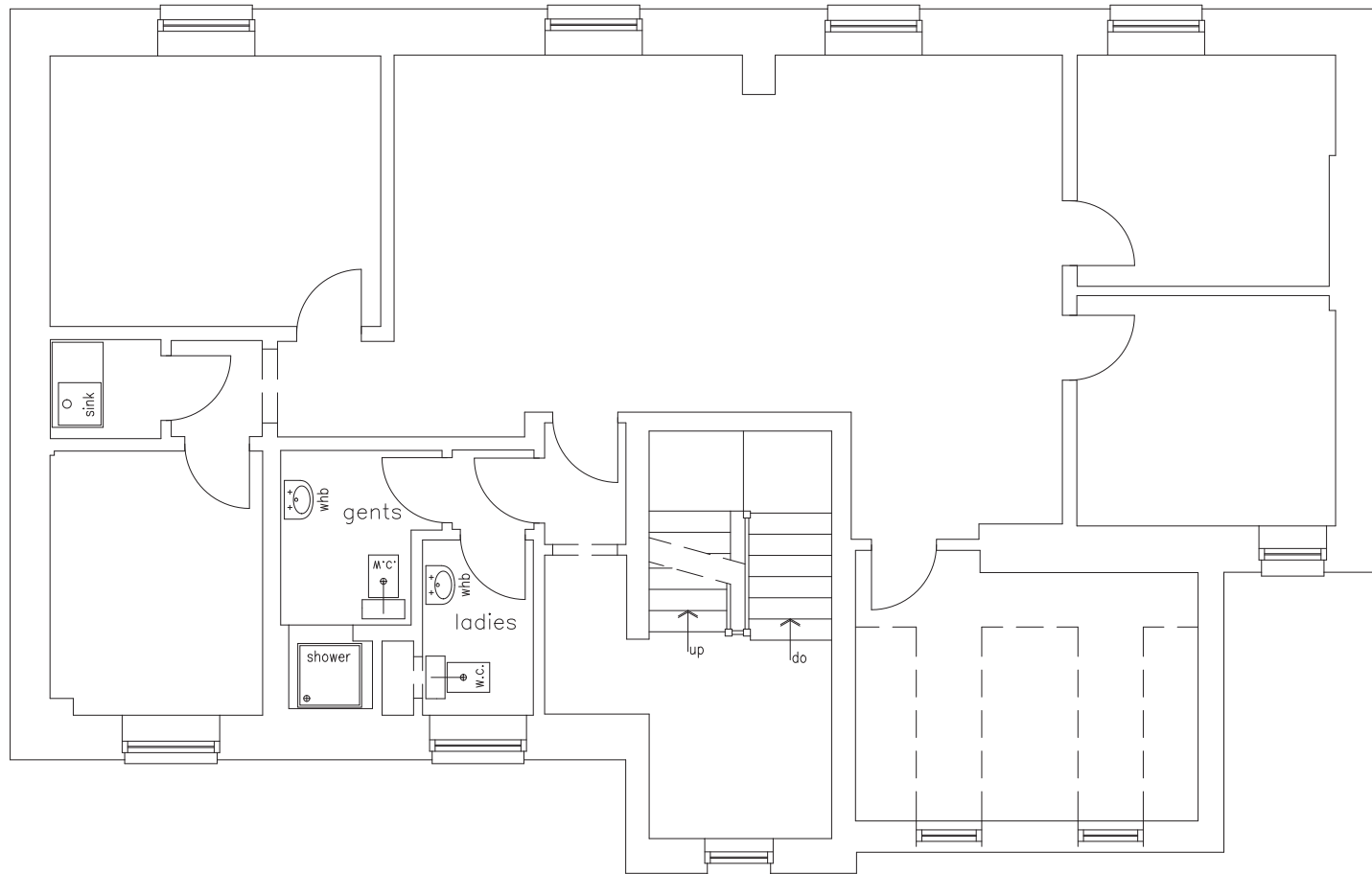
Basement Floor Plan



Ground Floor Plan

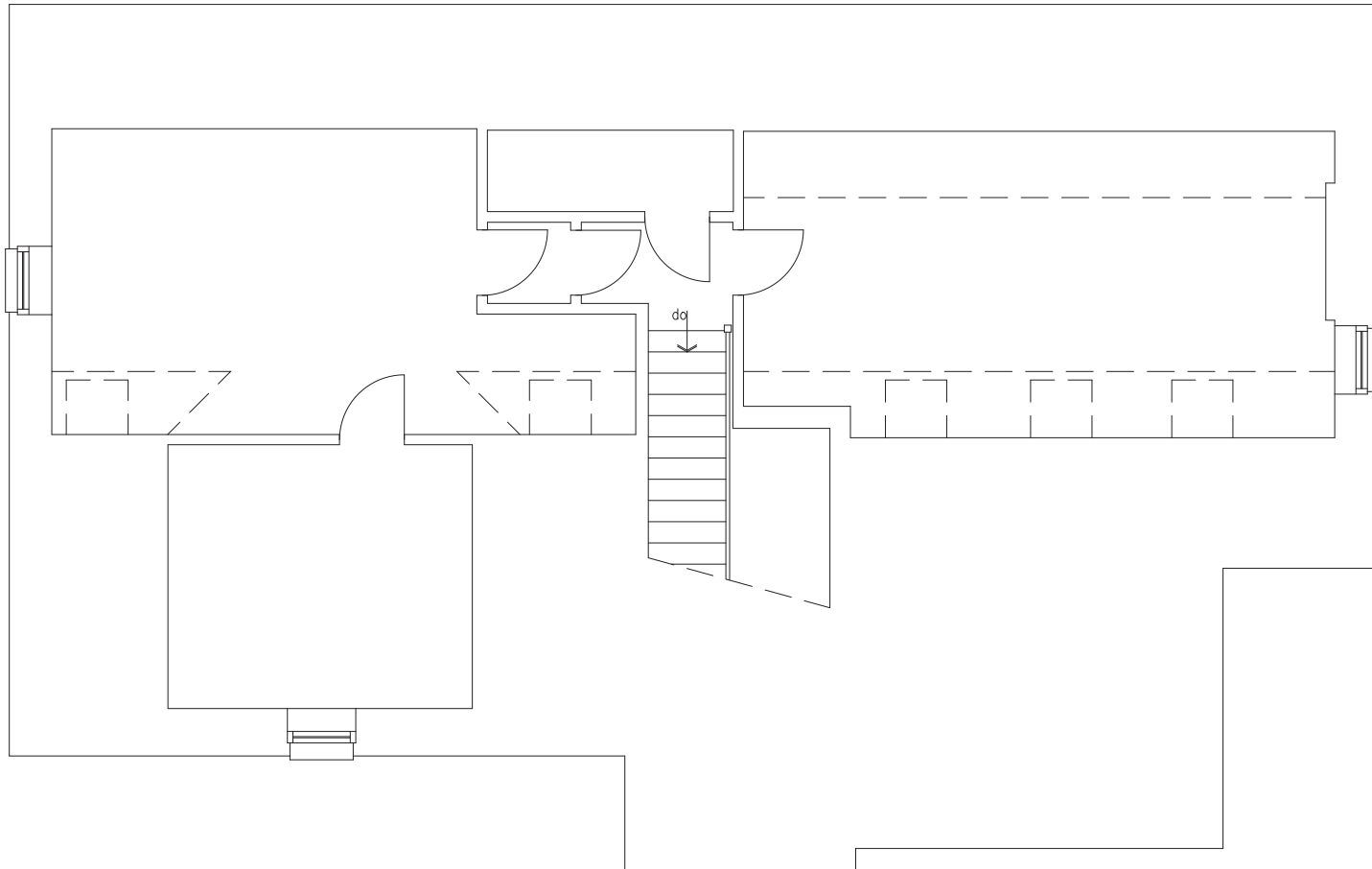


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First Floor Plan





Second Floor Plan