

OVERLOOKING PRESTON PARK DETACHED PERIOD BUILDING

2,056 ft² / 191 m² • 4 car spaces

TO LET



169 PRESTON ROAD

BRIGHTON BN1 6AG



01273 321 123

GSP.UK.COM

Location

Situated alongside the A23 and overlooking Preston Park. Adjoining occupiers include Travelodge, the NHS, office buildings and residential developments. There are frequent bus services to the city centre which pass outside the property. The London Road shopping thoroughfare and Preston Park / Brighton railway stations are within walking distance.

Accommodation

The property comprises a detached bay fronted period office building which may suit alternative uses, subject to any necessary consents. The building is principally arranged as good sized separate rooms with period features and high ceilings. There is a front garden and up to four car parking spaces.

Ground / First Floors	Comprising a number of separate rooms off a central hallway. There are male/female WCs and a kitchen on the first floor. There is a small basement presently used for storage.	2,056 ft ² / 191 m ²
Exterior	Front garden, and up to 4 car parking spaces	

Terms

The property is **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£30,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rent will be exclusive of VAT, business rates, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value to be reassessed

EPC Rating E 124

Viewing by appointment with joint sole letting agent **GRAVES SON & PILCHER LLP**

amenities and services not tested
all measurements are approximate

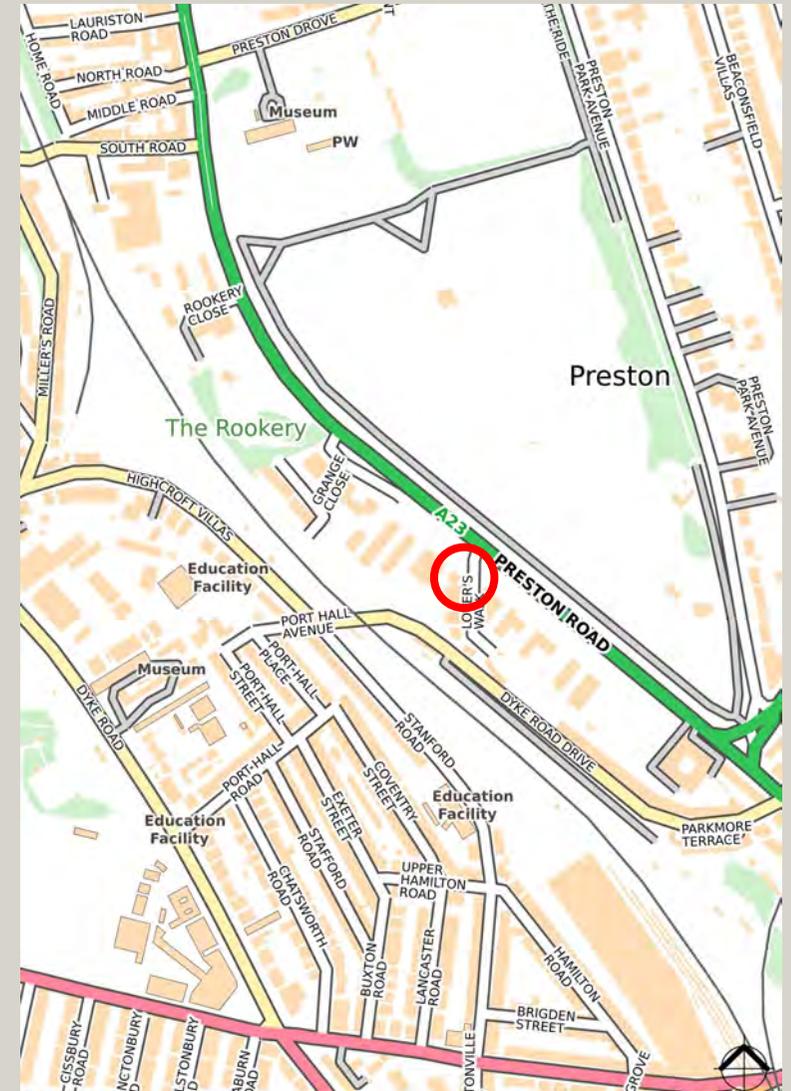
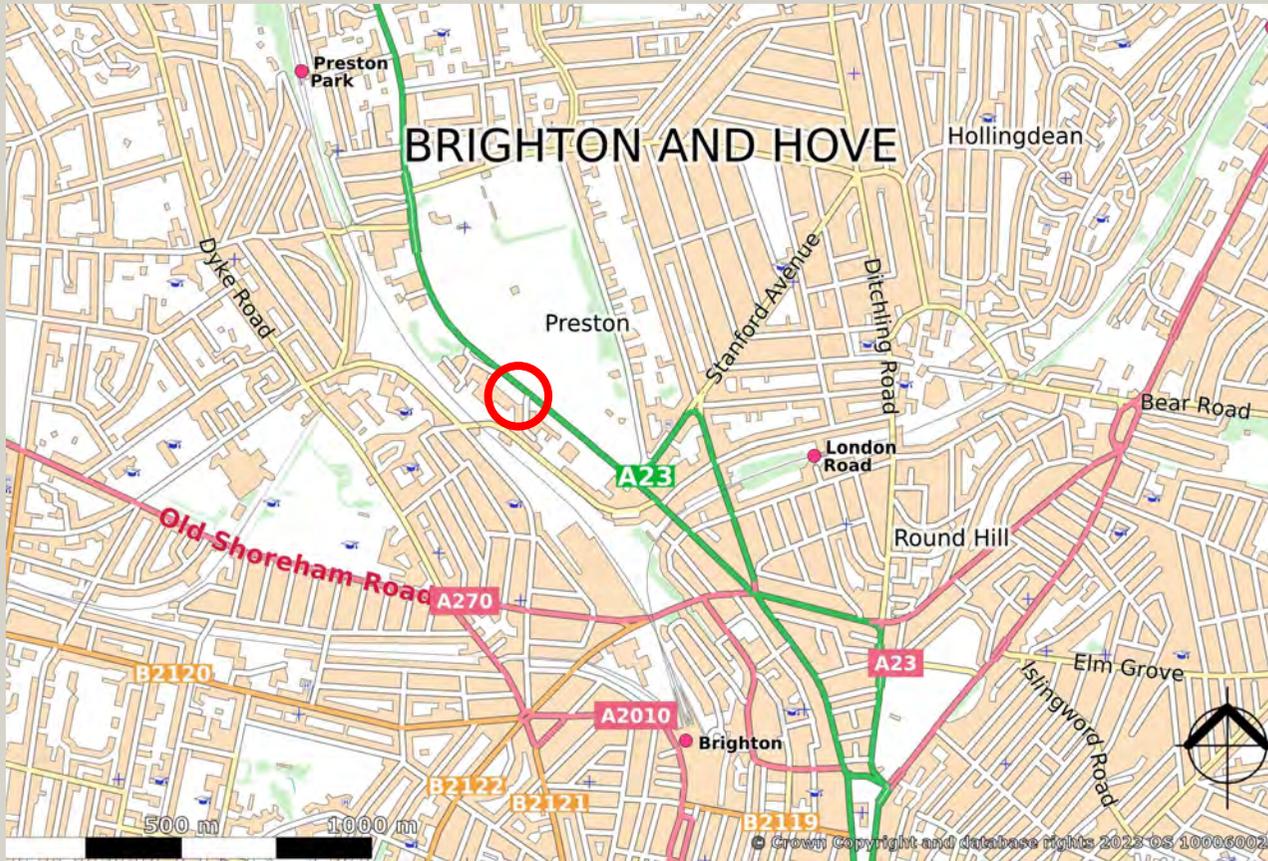


01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



**GRAVES
SON &
PILCHER**

01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.