



2 HAMPTON PLACE BRIGHTON, BN1 3DD

£30,000 PER ANNUM

A well-located ground floor commercial unit currently fitted out as a dental practice, offering a ready-to-use opportunity for dental, medical, or other professional operators.

The property forms part of an attractive period-style building and benefits from a prominent frontage with good natural light from large windows. Internally, the premises are arranged to suit a dental practice, and some existing dental equipment may be available to include as part of the deal, subject to agreement.

The building is undergoing improvements, with new windows due to be installed within the next two weeks, and the front entrance door scheduled to be repainted in black, enhancing the overall appearance of the property.

This versatile space presents an excellent opportunity for a healthcare provider or business seeking premises with an existing professional fit-out in a central and accessible location.

 **Outsourced Properties**
Investments | Management | Acquisitions



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Beckenham
 137-139 High Street
 Beckenham
 Kent
 BR3 1AG

02082496005
 hello@outsourcedprop.co.uk
<https://outsourcedprop.co.uk/>

Outsourced Properties
 Investments | Management | Acquisitions