

**RETAIL UNIT TO LET IN FIVEWAYS  
 NEW LEASE**

**298 DITCHLING ROAD, BRIGHTON BN1 6JG**

**LOCATION:**

The property is located on Ditchling Road in Fiveways, that benefits from local buses with routes to city centre. Nearby occupiers include The Co-operative food, Fiveways Fruits, The Flour Pot Bakery and Fiveways Public House.

**DESCRIPTION:**

Ground floor retail unit with rear kitchenette and WC. The property benefits from a double frontage and forecourt.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	<b>IMPERIAL</b>	<b>METRIC</b>
Sales area	500 sq ft	46.45 sq m
Kitchenette & W.C		

**LEASE:**

New effective full repairing and insuring lease for a term to be agreed.

**RENT:**

£18,000 per annum exclusive of rates, VAT and all other outgoings.

**RATES:**

**Rateable Value:** £11,500 UBR 49.9p (April 2021/2022).

**PLANNING:**

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses.



**ENERGY PERFORMANCE CERTIFICATE:**

**Certificate Reference No:** 3107-1136-4567-6939-0501

The energy efficiency rating for this property is C 63.

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

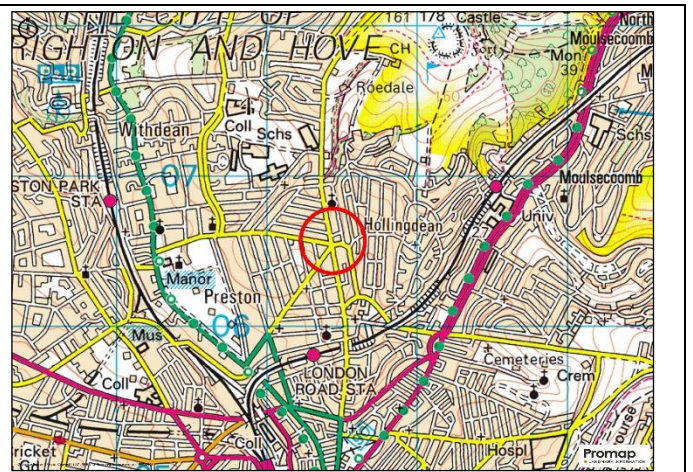
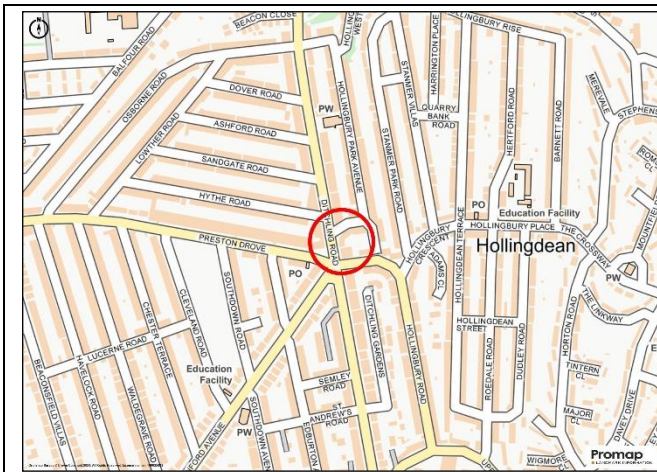
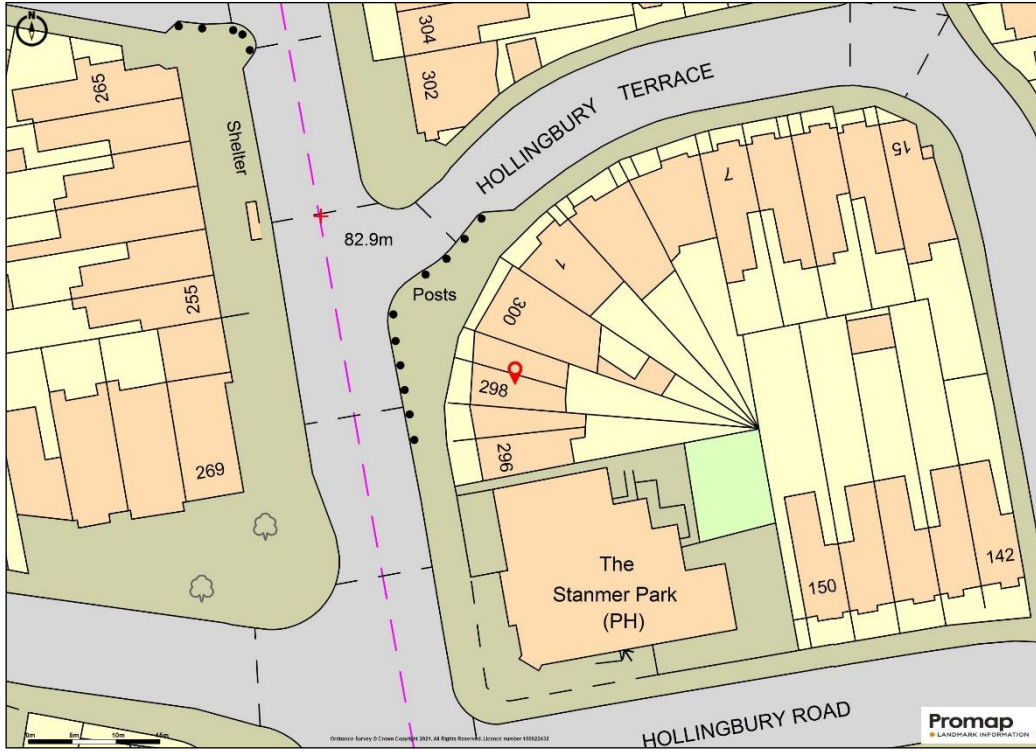
**LEGAL COSTS:**

Each side will be responsible for their own legal costs in respect of the transaction.

**VIEWING:**

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

## 298 Ditchling Road, Brighton



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS