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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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Popular Five Ways Area  
**BUSY MAIN ROAD LOCATION**  
**LOCK-UP SHOP**  
**TO LET**



**265 DITCHLING ROAD, BRIGHTON, BN1 6JH**

Situated on the corner of a prominent shopping parade on Ditchling Road, a main road location with well served bus routes into the city centre. The shop benefits from a return frontage and forecourt, with nearby occupiers including The Co-op, HSBC and Ladbrokes. (see location plan attached).

The premises briefly comprise:

**Frontage: 13'8 (4.1m)**  
**Return frontage: 16'7 (5m)**  
**Display Forecourt Depth: 12' (3.6m)**

**Ground Floor Shop:** width 13'6 (4.11m), overall depth 18'1 (5.51m)  
providing an overall floor area of **264ft<sup>2</sup> (124m<sup>2</sup>)**

NB. The shop does not currently have WC facilities, but a small rear room with basin.

All measurements are approximate

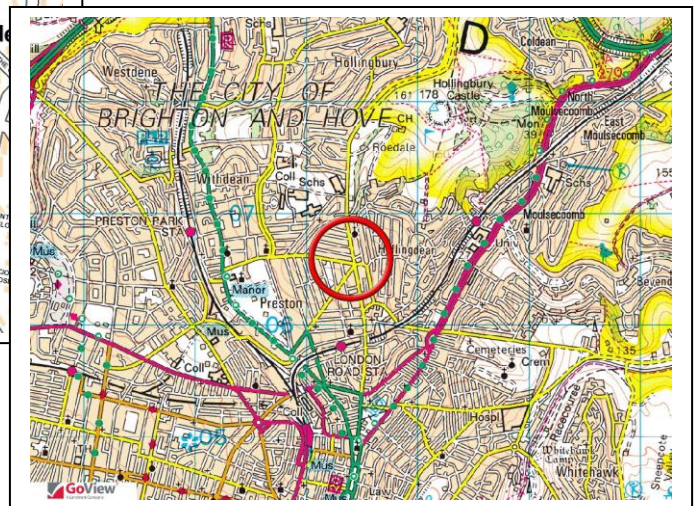
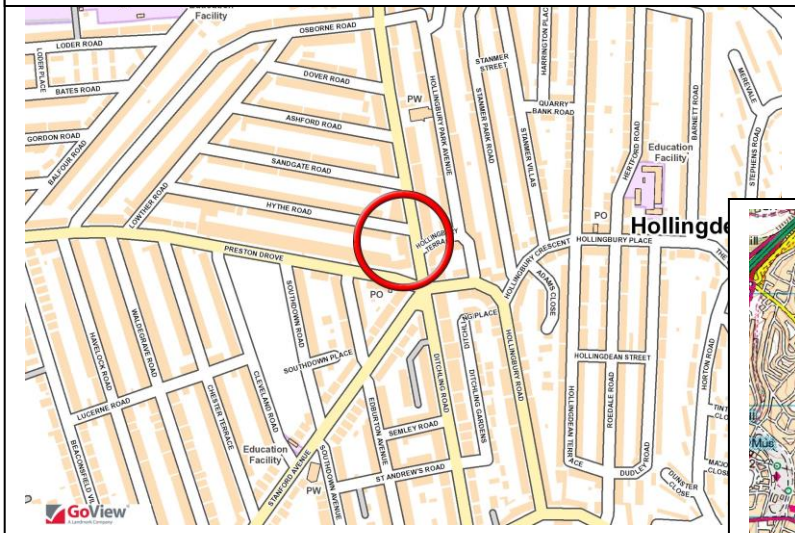
Services and amenities not tested

Rateable Value: £7,800

EPC applied for

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£12,000 per annum** exclusive.

Viewing by strict appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER LLP**



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