

RARELY AVAILABLE MIXED USE BUILDING

TO LET



17 KINGS PARADE, DITCHLING ROAD

BRIGHTON BN1 6JT



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated within the popular Kings Parade on Ditchling Road, Brighton and close to Fiveways. The premises serves the densely populated residential area that surrounds and is located on one of the main roads leading into and out of the city centre. Local traders include Flour Pot Bakery, The Fiveways Deli, Fiveways Public House and The Co-operative Food.

Description

A rare opportunity to occupy this ground floor E class premises with 1 / 2 bedroom self-contained flat over. The accommodation comprises of ground floor open plan sales, return frontage with large forecourt area, rear kitchenette plus outside yard with outside WC facility. Self-contained access to the flat is provided via Preston Drove but there is also access via the shop.

Ground Floor	405 sqft / 37.62 sqm
Flat	Living room, kitchen, bathroom, bedroom and ground floor room

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £22,500 per annum, exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £12,250

EPC Rating Shop: To be assessed Flat: D 55

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



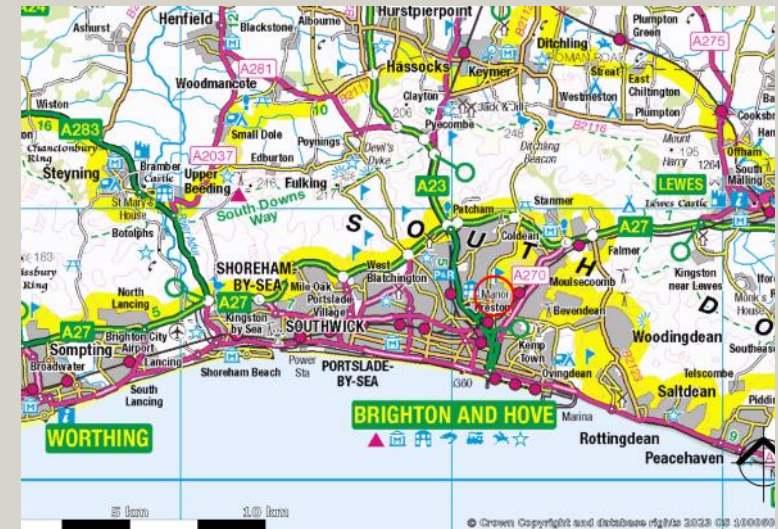
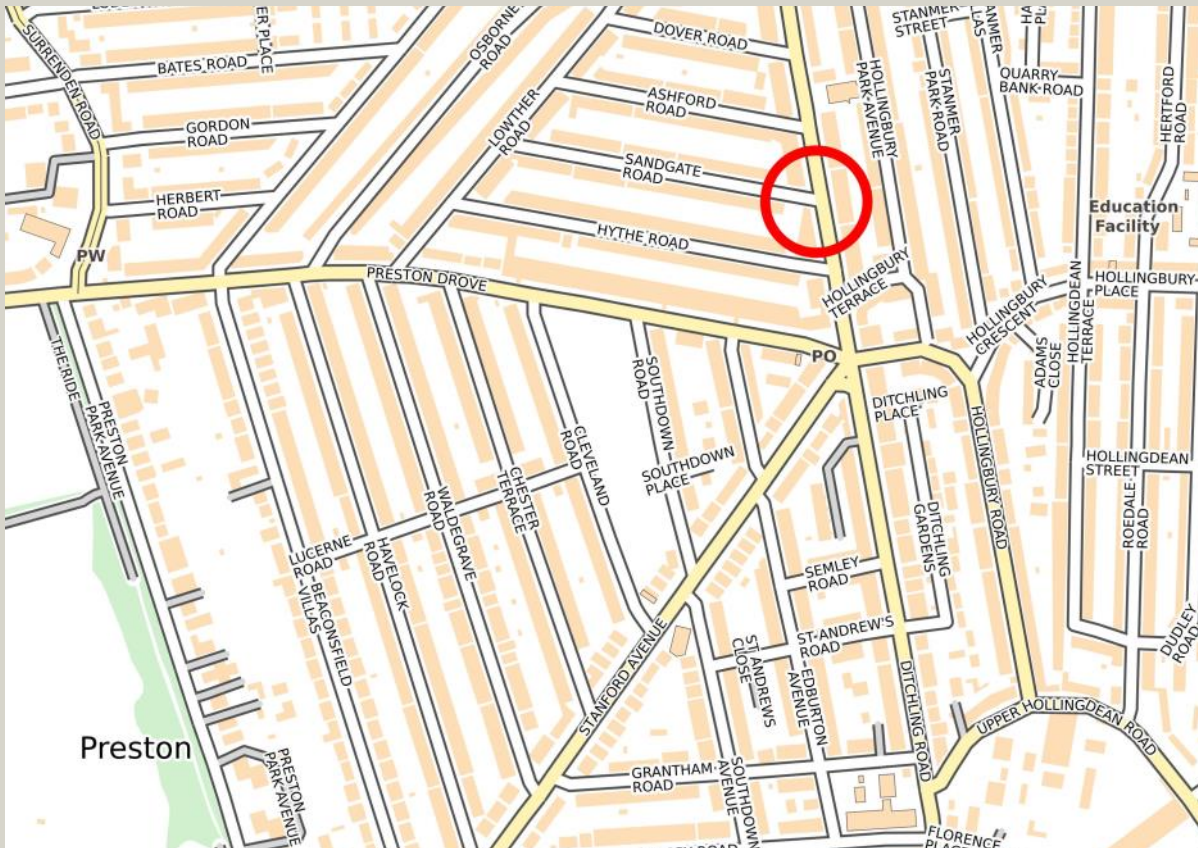
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