



## Class E Building To Let

**296 Ditchling Road**  
Brighton, BN1 6JG

Retail

**TO LET**

**819 sq ft**  
(76.09 sq m)

- Two storey E class premises with rear garden
- Situated within the popular Fiveways Parade
- Split level sales area and upstairs office space
- Kitchen and WC facility

# 296 Ditchling Road, Brighton, BN1 6JG

## Summary

Available Size	819 sq ft
Rent	£15,000 per annum
Rateable Value	£8,700
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

A rare opportunity to occupy this two storey E class premises with rear garden. The accommodation comprises of ground floor split level sales area, additional three rooms upstairs and kitchen & WC facility.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Split level sales area	345	32.05
1st	474	44.04
<b>Total</b>	<b>819</b>	<b>76.09</b>

## Location

Situated within the popular Fiveways Parade on Ditchling Road. 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.

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £15,000 per annum, exclusive subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.



## Viewing & Further Information



**James Haywood**

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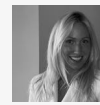
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