



2 Dyke Road
Brighton, East Sussex BN1 3FD

TO LET

CITY CENTRE RESTAURANT

Ground floor 233 sq m (2,508 sq ft)

Lower ground floor 248.79 sq m (2,678 sq ft)

Key Features:

- Prime central location
- Suitable for a variety of uses
- To let on a new lease
- Extraction in place (untested)
- Close to Churchill Square shopping centre
- Located between Brighton Station and the seafront
- Potential gym use to the lower ground
- To let as a whole or in part





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Location

The property is located in the heart of the city centre close to the junction of North Street and Western Road. Churchill Square shopping centre, Brighton Station and the seafront are all within easy walking distance. Numerous bus and taxi services can be found close by and there is an NCP car park a short distance to the northeast of the property.

Accommodation

The premises are arranged over the ground and lower ground floors of this mid-terraced property. The ground floor comprises an open plan sales area with storage rooms, whilst the lower ground floor provides additional storage space and WC facilities.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	2,508 sq ft	233.00 sq m
Lower ground	2,678 sq ft	248.79 sq m
Total	5,186 sq ft	481.79 sq m

EPC

We understand the property to have an EPC rating of D(90).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of an effective new full repairing and insuring lease for a term and rent to be agreed per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £83,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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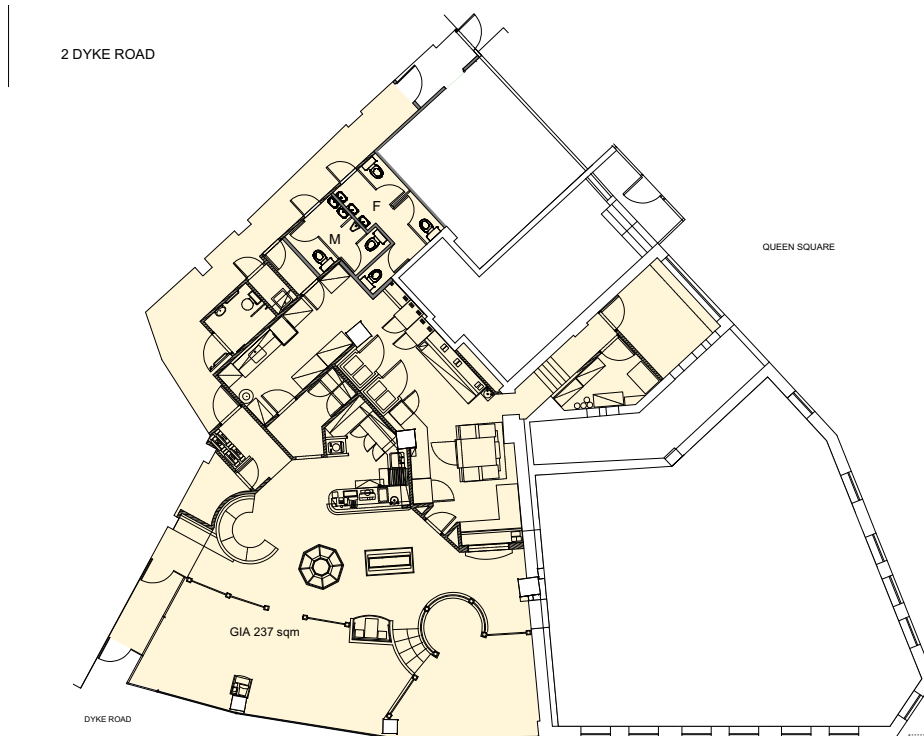


June 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor plans



4 Gloucester Passage, Brighton BN1 4AS
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t: 01273 364051
Company registered in England No. 11222477

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Planned dimensions to have precedence over scaling.
Check all site dimensions prior to construction. Refer any discrepancies found to Stickland Wright.

Revisions:

A 09/04/2021 Issue to client

Dwg No. 20117-P-500

Drawing Title Ground Floor
Address 2 Dyke road
Client Baron Homes
Scale 1:100 @ A3
Stage -
Drawn by JB
Checked by NS



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IMPORTANT DRAWING NOTE: AREAS SHOWN ARE INDICATIVE, NOT SURVEYED - ACCURACY CANNOT BE VERIFIED



W1 - New wall to achieve 60min. fire resistance and be constructed as follows: both faces to be lined with 1no layer of 15mm thick Gyproc Fireline boards, fixed to 50x100mm TSW studs, joints taped, skimmed and painted as agreed with the employer. Mineral wool to be friction fitted between studs.

PROPOSED LOWER BASEMENT PLAN
SCALE 1:100 @ A3

4 Gloucester Passage, Brighton BN1 4AS
e: studio@sticklandwright.co.uk
t: 01273 364051
Company registered in England No. 11222477

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Revisions:

A 2021-08-12 PARTITION WALL CONSTRUCTION SPEC ADDED
B 2021-10-04 AMENDMENTS AS REQUESTED BY THE CLIENT - DASHED LINE AND WALL OMITTED

Checked

1:100 1m 2 3 4 5 6

IMPORTANT DRAWING NOTE: DRAWINGS ARE BASED ON THIRD PARTY SURVEY DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION WORKS

Dwg No. 21057-C-108-B

Drawing Title Proposed Lower Basement Plan
Address 1/2 Queen Square
Client Baron Homes
Scale 1:100 @ A3
Stage BR
Drawn by ab
Checked by ns



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LEGEND

- Smoke detector
- Demolition
- Fire Door
- Emergency exit signage
- Escape route
- Fire call point

Smoke & Heat Detectors

Automatic smoke/heat alarms and detectors are to be installed where illustrated on the plans. All to be inter-connected, mains-wired with a battery back-up, incorporate sounders, and installed in accordance with BS 5839-6:2004.

Fire detection system is to be a grade A category LD2 system as described in BS 5839-6:2013, with detectors sited in accordance with the recommendations of BS 5839-1:2017 for a category L2 system.

The existing maintenance contractor to assess the existing automatic smoke/heat detectors. Existing heat detectors to be interlinked with the new detection system. All to be mains-wired with a battery back-up, incorporate sounders, and installed in accordance with BS 5839-1.

Emergency lighting to be installed to BS5266-1 and emergency signage provided in accordance with BS5499.

All glazing in critical locations below 800mm and 1500mm to doors and +300mm adjacent to doors) to have toughened glass. Glazing and frames to be able to withstand a lateral force of 0.74kN/m, in accordance with BS 6399: Part 1.

Both, sliding doors and fixed pane windows to have the manufacture of glazing installed and be in accordance with the approved document M4 diagram 7.2, paragraph



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GOAD



Brighton Central



50 metres

Experian Goad Plan Created: 21/01/2021
Created By: Flude Commercial



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