

**3 MONTHS
RENT FREE AVAILABLE**



62-64 Warren Road
Woodingdean, Brighton BN2 6BA

TO LET

GROUND FLOOR CLASS E RETAIL UNIT

41.89 Sq M (451 Sq Ft)

Key Features:

- Prominent roadside location
- Self-contained access
- Situated in a busy pedestrian and vehicular thoroughfare
- Excellent local amenities
- Rent £12,000 per annum
- Available immediately





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Location

The property is located on the northern side of Warren Road, opposite Nuffield Health Brighton Hospital and Downs View School. Situated on an established parade of retail shops and other businesses.

Nearby occupiers include Tesco Express, Mings takeaway, Coastway Veterinary Group, Best One, Uncle Sams, Clearwell Mobility, JMS connections and The Co-Operative Funeralcare.

Brighton city centre is approximately 4 miles away.

Accommodation

The property comprises a two storey semi-detached building.

The available accommodation is arranged over the ground floor with self contained access and rear yard.

The property has the following approximate NIA:

	Sq M	Sq Ft
Ground Floor	41.89	451

EPC

We understand that this property has an EPC rating of C(55)

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 a new lease at a commencing rent of £12,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023): £6,400

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

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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