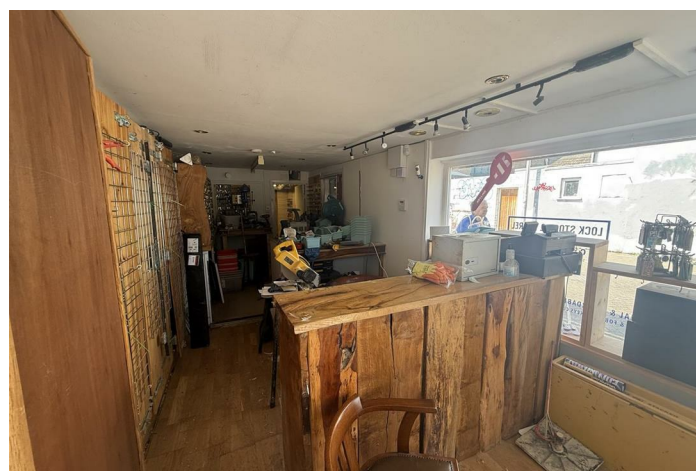
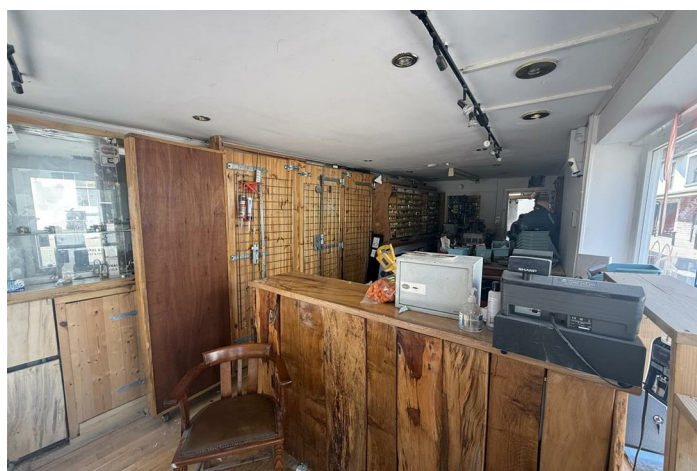


FREEHOLD



Commercial (EPC Rating: )

# LOCK STOCK & BARREL, 63 DITCHLING ROAD, BRIGHTON, BN1 4SD

Auction Guide

£100,000

**ASTON  
VAUGHAN**  
Sales and Lettings



# 0 Bedroom Commercial located in Brighton

FOR SALE BY AUCTION on 24th September 2026

Auction Guide £100,000+

OUTSTANDING FREEHOLD COMMERCIAL INVESTMENT OFFERING DEVELOPMENT POTENTIAL (SPP).

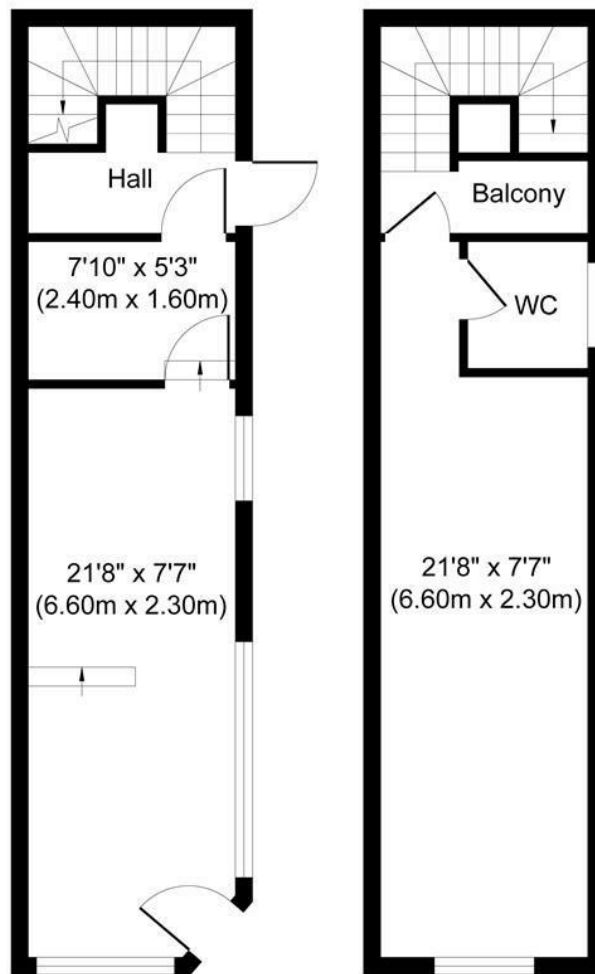
2 story freehold premises currently let to Lock, Stock and Barrell Locksmiths currently holding over under the terms of an FRI lease at a passing rent of £7,800 per annum AN AMOUNT THAT IS SIGNIFICANTLY UNDERLET!

Dilapidation works to the exterior and interior of the building are being undertaken by the tenant.

In addition to the ground floor, there are upper parts able to be accessed via a separate self contained entrance that may, subject to necessary consents, be able to be adapted into residential.

Popular and central location just opposite The Level close to many local facilities including London Road with its comprehensive shopping facilities including bars, shops, restaurant and coffee shops.





**Ground Floor** **First Floor**  
**Approximate Floor Area** **Approximate Floor Area**  
**277 sq. ft** **279 sq. ft**  
**(25.69 sq. m)** **(25.90 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

Call us on

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Energy Performance Graph

**auctions@astonvaughan.co.uk**  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.