

# PROMINENT DUAL FRONTAGE RETAIL UNIT + PARKING

# TO LET



**290 DITCHLING ROAD  
BRIGHTON BN1 6JF**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated in the heart of Fiveways on Ditchling Road, Brighton. The premises serves the densely populated surrounding residential area and is located on one of the main roads leading into and out of central Brighton. Brighton seafront is located approximately 1.8 miles south; the A23 and A27 arterial road links can be found a few miles north. Local traders include The Flour Pot Bakery, Rustico Neapolitan, Fiveways Fruit and Co-op Food.

## Accommodation

Due to the current occupier relocating there is a chance to occupy this prominent dual frontage retail premises with forecourt area in the heart of Fiveways which would suit a variety of commercial traders. The accommodation is configured over split level ground floor with large open plan sales area and partitioned meeting room. To the rear is a kitchenette with outside access door, WC facilities and small store room. Access from Hollingbury Road leads to a rear car park for 3-4 cars.

<b>Ground Floor</b>	889 ft <sup>2</sup>	82.5 m <sup>2</sup>
<b>Rear Store</b>	84 ft <sup>2</sup>	7.8 m <sup>2</sup>
<b>Total Accommodation</b>	<b>943 ft<sup>2</sup></b>	<b>90.3 m<sup>2</sup></b>
Return Frontage	34 ft	

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £25,000 per annum, exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £18,250

**EPC Rating** B - 47

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



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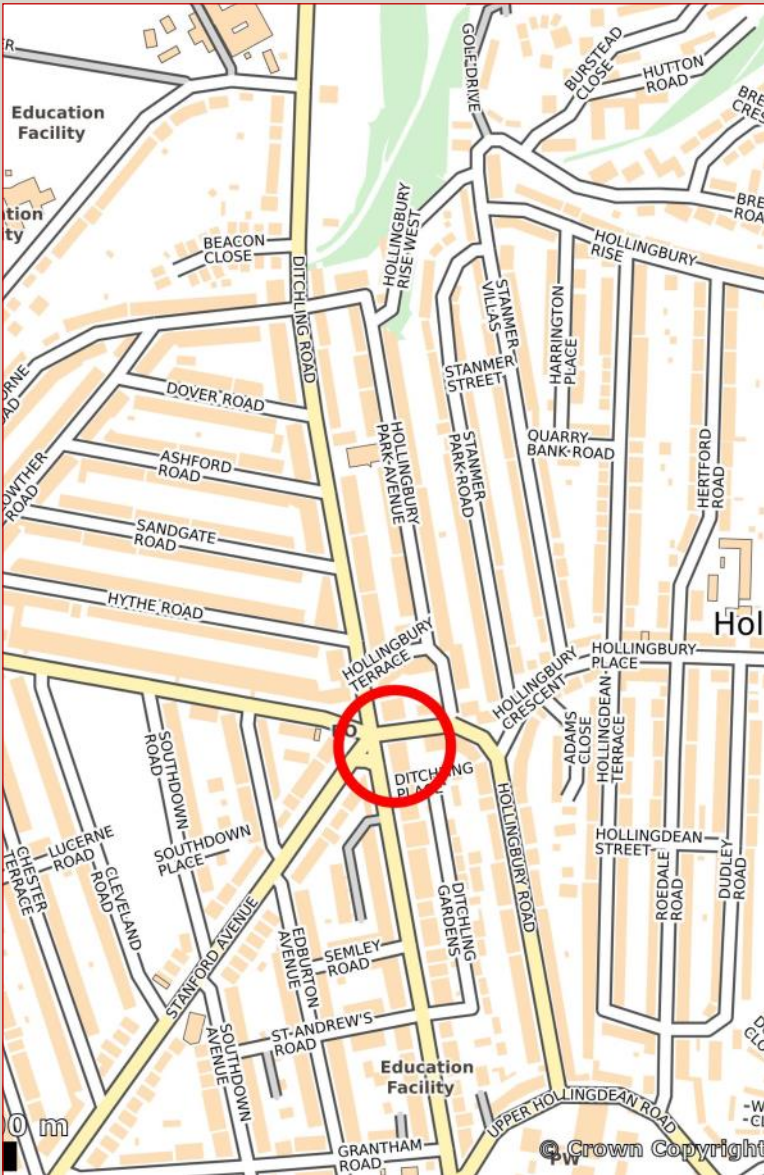


amenities and services not tested  
measurements are approximate

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